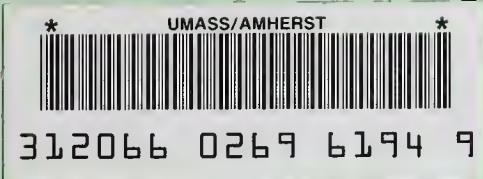


MASS. EA10.2:686/2



# **G**reylock Center Master Plan

COLLECTION

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Commonwealth of Massachusetts  
Executive Office of Environmental Affairs Department of Environmental Management  
Executive Office of Administration and Finance Division of Capital Planning and Operations





# **GREYLOCK CENTER**

## **MASTER PLAN**


September, 1994

Commonwealth of Massachusetts  
Executive Office of Environmental Affairs,  
**Department of Environmental Management**  
Executive Office of Administration and Finance,  
**Division of Capital Planning and Operations**  
100 Cambridge Street, Room 1404  
Boston, Massachusetts 02202

Department of Environmental Management  
Board Adoption of Master Plan: August 26, 1994

Department of Environmental Management  
Commissioner Approval: September 12, 1994





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## ACKNOWLEDGEMENTS

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Grateful appreciation is expressed to Senator Jane Swift, Representative Daniel Bosley, and Representative Shaun Kelly for their guidance and support during this planning process. Appreciation is also expressed to Greylock Center Interns: David Allen, Andrew Bagley, and Greg Palmer.



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## **I. INTRODUCTION**

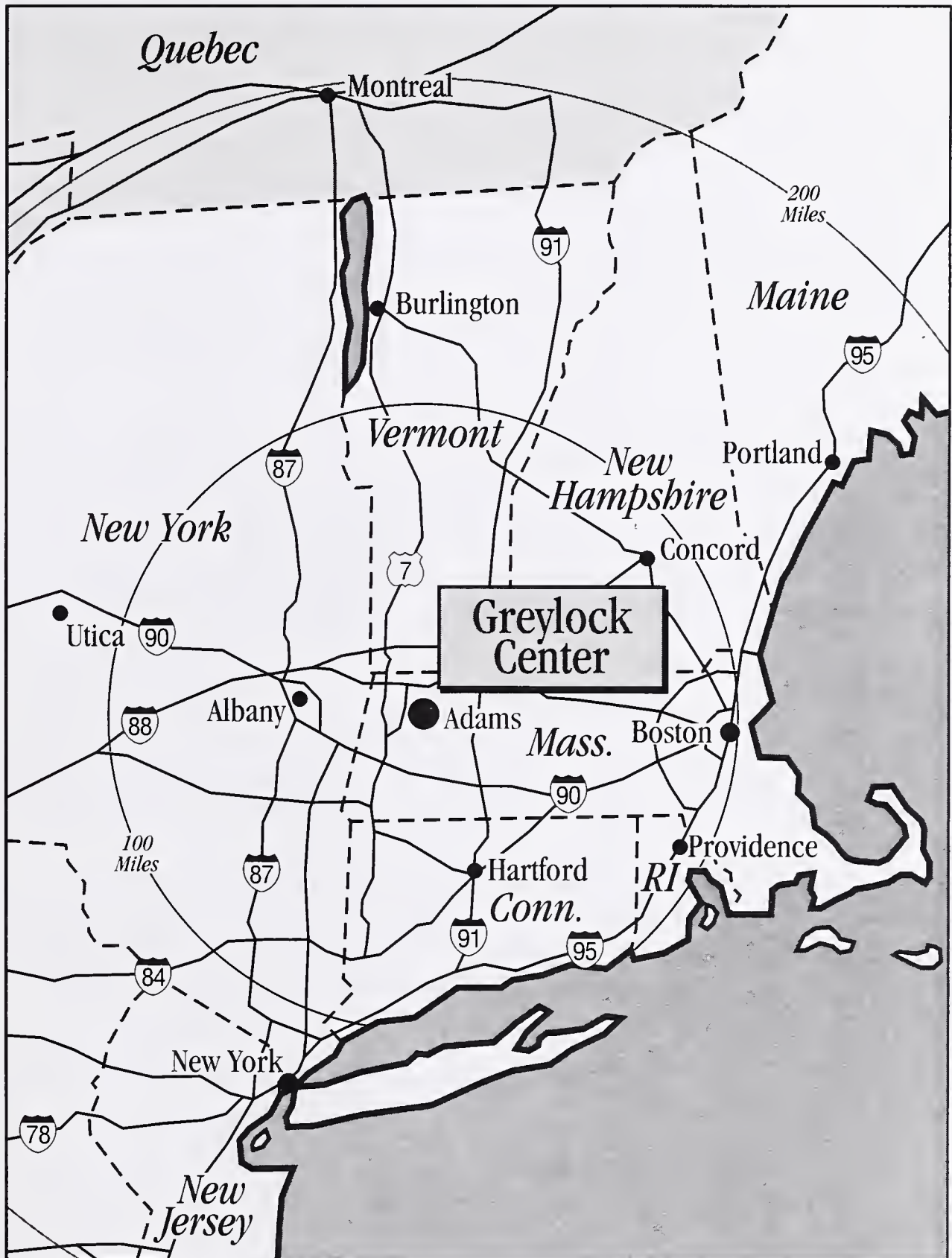
The Commonwealth of Massachusetts intends to develop a 1,063 acre site in the town of Adams on land adjoining the Mount Greylock State Reservation with a facility to serve the recreational and economic development needs of the region. A \$6.5 million appropriation has been earmarked for the development of "Greylock Center" and represents the Commonwealth's financial commitment to the creation of a joint public and private development partnership on the site.

This Master Plan articulates a development program for the property founded on the principles laid down in the enabling legislation: Chapter 676 of the Commonwealth of Massachusetts - Acts of 1985. The plan outlines the uses of the land as well as the facilities and improvements thereon. It specifies the recreational, lodging, and commercial facilities and improvements appropriate for the successful realization of the intent of the Act and the lands upon which these uses may occur. It shall be the basis for the solicitation of private development proposals for these lands and provides guidelines to protect the unique scenic, natural and historic qualities of the property and the adjacent Mount Greylock State Reservation.

This plan was prepared by the Department of Environmental Management as the "master planner" as designated by the Designer Selection Board, in consultation with the Division of Capital Planning and Operations and the Greylock Center Advisory Committee. The plan was developed collaboratively, using the sound input of a diverse group of citizens who are committed to and united behind a shared vision for Greylock Center.

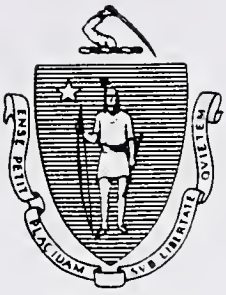


# Regional Location









COMMONWEALTH OF MASSACHUSETTS  
EXECUTIVE OFFICE OF ENVIRONMENTAL AFFAIRS  
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT



DIVISION OF RESOURCE CONSERVATION  
100 CAMBRIDGE ST., BOSTON, MA 02202 617-727-3160 FAX 727-2630

**Master Plan Approval Letter From the Commissioner**

William F. Weld  
GOVERNOR

September 12, 1994

Argeo Paul Cellucci  
LT. GOVERNOR

**Dear Interested Parties:**

Trudy Coxé  
SECRETARY

Peter C. Webber  
COMMISSIONER

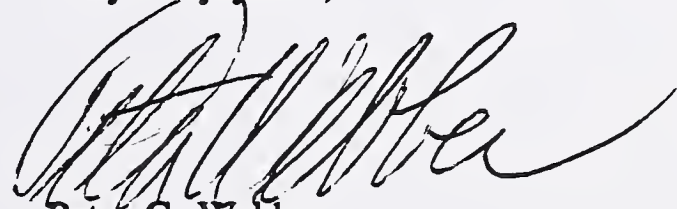
In September of 1991, I invited a group of citizens, including environmentalists, business and economic development leaders, and state and local officials to come together on an advisory committee to work toward a common vision for the future of a 1,063 acre parcel of land at the base of the Mount Greylock State Reservation. Sustained by Governor William Weld's commitment of support, and guided by the provisions of Chapter 676 of the Acts of 1985, we began the process that produced this idea called Greylock Center, and ultimately this master plan.

Simply stated, this master plan of which I have approved will guide and shape a model environmental development at Greylock Glen. Its recreational, conference, and education facilities will be mutually supportive and infused throughout with environmental awareness and sensitivity. The development of this beautiful Berkshire landscape will be based on the principles of conservation and ecological sustainability: good for our environment, and good for the economy as well.

The power of the Greylock Center idea and the strength of the consensus supporting it are, I believe, truly remarkable. The fact that a group as diverse as the advisory committee could become so committed to, and united behind, this shared vision convinces me that we have something unique and very special here.

I wish to thank all the members of our advisory committee, who gave so much of themselves and their time to conceive the idea and assist us in the development of this Master Plan. Now I encourage you to embrace the Greylock Center concept and join us in nurturing this idea, so that together we can realize its great potential.

Very truly yours,



Peter C. Webber  
Commissioner



### **III. THE GREYLOCK CENTER CONCEPT**

#### **A. THE VISION**

At the core of Greylock Center lies the concept of sustainability, which combines concerns for the well-being of the environment with continued economic growth and human development. Sustainable development attempts to "meet the needs of the present without compromising the ability of future generations to meet their own needs" (World Commission on Environment and Development). To borrow the old native American saying: We do not so much inherit the Earth from our ancestors, as we borrow the Earth from our descendants. Sustainability does not necessarily imply a loss in the quality of life, but may require a change in mind-set, a change in values toward a less consumptive lifestyle, one that embraces global interdependence, environmental stewardship, social responsibility, and economic viability. In an effort to adhere to the principle of sustainability, the Town of Adams recently adopted a "Sustainable Development Resolution", resolving the Town's will toward these values. Whatever its final form, the development of Greylock Center will embrace the principles of sustainability in its design, construction and operation.

Acknowledging this fundamental premise, guests and visitors to the newly developed Greylock Center will find a recreation development and conference center unlike any other, unique because of its sustainable design and operation, and environmentally sound, emphasizing the human ability to work and play while minimizing adverse affects on the land. The project will be an economic engine for the region and a source of environmental education for all who make use of its facilities. Conceived and developed with a combination of public and private resources, Greylock Center will offer a four-season experience combining state-of-the-art conference resort and lodging facilities. Guests will attend conferences and meetings, swim, hike, bike, golf, cross-country ski and enrich themselves through seminars and classes, all in a lush valley of rolling land below the eastern slope of majestic Mount Greylock.

Advanced environmental technology will be on display at Greylock Center, including an 18 hole championship golf course that minimizes chemical applications and uses grey water on the greens, buildings that make use of alternative energy sources, and an operating philosophy which recognizes the importance of recycling, conservation and the use of local products and resources.





In response to the rapid evolution of "green technologies", Greylock Center could also dedicate space for companies, universities, and others for research and development in the environmental technology and sustainable development fields.

The concept of sustainability will be illustrated in both direct and subtle ways, providing for a passive learning experience even for those guests attending the facility for other reasons than environmental education. Those who work at the facility as well as those who visit it will come away with an understanding of how Greylock Center and application of environmental technology fit into a modern lifestyle.

The local economy will also benefit from Greylock Center. Both temporary and permanent jobs will be created by the development, maintenance and management of the facility. Local products and services will be used in its construction and day-to-day operation. Tax revenues and guest expenditures will be generated and tourism activity will be enhanced throughout the region.

By virtue of a strong commitment to respect and protect its environment including the neighboring Mount Greylock State Reservation, Greylock Center will be a national model for sustainable development. It is a natural fit for the region, working for the environment and the economy and holding the promise of a brighter future for us all.



## **B. STATEMENT OF MISSION**

Greylock Center will be a recreational and educational facility, created by a joint public and private undertaking, providing economic benefits to the Berkshires in a manner that stresses environmental awareness and sensitivity of design, development, and operation. Greylock Center is intended to exemplify a sustainable approach to development, protecting the natural environment of both the site and the neighboring Mount Greylock State Reservation and demonstrating that sustainable approaches to development are good (profitable) for business as well as being good business.

Greylock Center will serve as a national model for environmentally sensitive approaches to the design, construction, and operation of a full service conference resort, recreation and education center. Greylock Center will provide educational and recreational opportunities that promote individual, societal, and ecological well-being in a way that will be good for the environment and good for the regional economy.

At completion, Greylock Center will meet four distinct but complementary goals:

- **Public Recreation**
- **Regional Economic Development**
- **Education, and**
- **Protection and Appreciation of Mount Greylock State Reservation Resources**

These four goals form the foundation for the development of a facility that fully integrates the recreational and educational experiences of its users, promotes environmentally sensitive construction and operation and delivers economic benefits to the region. The beneficiaries of the project therefore are far reaching. Its direct users are expected to include:

- **Small Meeting and Conference Attendees**, primarily corporate and professional clients, including among others, those who are looking for "edu-tainment" (education and entertainment), within an environmentally sensitive setting, and those interested in environmental education in a "retreat" atmosphere.
- **Outdoor Enthusiasts**, especially those interested in recreating in an environmentally responsible manner and in an aesthetically pleasing recreational setting.





- **Golf Enthusiasts**, especially those interested in a high caliber championship facility and the benefits of environmentally sensitive course maintenance and management.
- **Nature Enthusiasts**, especially those who are interested in observing and learning about the rich and diverse ecosystems found in the area, including "eco-tourists" who are interested in nature treks into the Mount Greylock State Reservation and other nearby public lands.
- **Outdoor Athletes**, those who come to recreate on-site and to use Greylock Center as a touring headquarters for outdoor activities such as hiking, bicycling, and cross country skiing.
- **Students**, people of all ages who are interested in vocational, intellectual, and personal development, with emphasis on the full range of participants from school children to elder hostel participants.
- **Families**, especially those who want to vacation in an environmentally sensitive setting, a setting where their children will learn a different- and better- lifestyle ethic.
- **"Culturists"**, those who come to the Berkshires to experience the world-rekowned cultural benefits of the region- both performing arts and museums.

Other direct benefits will be felt by the local and regional economy in the form of job creation, tax generation, business development, and increased visitor expenditures. A broad array of indirect benefits will also be felt as Greylock Center brings the concept of sustainable development into the public consciousness, helping to define its meanings, to explore its evolving potentials and demonstrate its applications to modern life.

Finally, the Commonwealth is committed to the success of the project and to the formation of a public and private undertaking to ensure that its creation is in keeping with the goals of this Master Plan.





## **C. GOALS AND OBJECTIVES**

The following goals and objectives define a comprehensive strategy for the development of the property built on the concept of sustainability.

### **Public Recreation**

**Goal:** Provide high quality, publicly available sustainable recreational opportunities that promote health, fitness and well-being.

#### **Objectives:**

- Make Greylock Center an exciting place to enjoy a variety of environmentally sound recreational opportunities
- Offer a wide variety of recreational opportunities for guests and the general public
- Operate on a year-round basis and offer, where possible, program areas and facilities that support more than one-season use
- Develop and use images and recreational themes that draw on the rich store of history, natural environment and cultural traditions of the Berkshires
- Establish a year-round program of activities, events, and festivals which provide high quality experience for recreation and vacation

### **Regional Economic Development**

**Goal:** Generate economic benefits to the Berkshires through tourism, the emerging environmental technology industry, and sustainable development related activities.

#### **Objectives:**

- Promote overnight visitation to the area on a year-round basis
- Demonstrate and test innovative sustainable technologies which generate and save energy, minimize and utilize waste, and protect natural resources



- Utilize Berkshire produced goods and services in the planning, construction, and ongoing operation of Greylock Center where appropriate
- Encourage the development of environmental technology and recreation businesses
- Stimulate complimentary off-site hospitality, lodging, and retail development in the Town of Adams

## **Education**

**Goal:** Provide a better understanding of the relationship of humanity to the Earth. and promote a sense of responsible stewardship for a sustainable economy and environment.

### **Objectives:**

- Develop educational curricula which promote sustainable development and the capacity of human and ecological systems to harmoniously co-exist
- Provide comprehensive educational programs of the highest quality for personal, academic, and professional benefit
- Provide innovative residential programs, especially those relating to the natural world and the resources found in the Berkshires, for adults, teachers, families, and school-aged youth
- Enrich, vitalize, and complement traditional education offerings by creating collaborative agreements with other educational institutions to develop a world-class array of educational programming and applied research activities
- Make programs available to a variety of audiences from diverse economic and social backgrounds





## Protection and Appreciation of Mount Greylock State Reservation Resources

**Goal:** Maintain and enhance the natural systems of the site over time, and protect and preserve the unique scenic, natural, and historic qualities of the adjacent Mount Greylock State Reservation.

### **Objectives:**

- Build man-made structures that have minimal impact on the natural ecosystem of the site and neither dominate their natural surroundings nor detract from the intrinsic natural values of the Berkshires
- Carry out sustainable approaches to development on an ongoing basis, including a long-term commitment to cutting-edge environmental technology
- Restore and where possible enhance ecosystems found on the site
- Build and manage Greylock Center so as to preserve and protect the scenic, natural, and historic qualities of the Reservation
- Provide sufficient design and use control review within the disposition agreements to ensure adequate protection of the Reservation's resources



## IV. THE GREYLOCK CENTER SITE

### INTRODUCTION

The Greylock Center site provides an extraordinary opportunity for the fulfillment of the Commonwealth's sustainable development vision and mission. A rolling landscape beneath the brow of majestic Mount Greylock, important natural features and habitats on site and at the adjacent Mount Greylock State Reservation, the vestiges of a championship golf course, a burgeoning Berkshire tourism and golf market, superior public services and infrastructure availability and fervent local support for the project's vision and mission are among the unique resources which make the goals and objectives of the Greylock Center project possible.

At the same time these resources encourage the development of site, they demand responsible treatment and protection. This Master Plan, which fully describes the recommended future uses, design character and operating features of the property, is founded on detailed analysis of the physical attributes of the site and its environment. Key information is summarized here and in the maps and exhibits which follow. Supplementary information is contained in the Addenda.

### A. NATURAL FEATURES

The site's natural resources are illustrated on the Existing Natural Features and Site Characteristics maps and are described below.

- **Acreage:** 1,063 acre tract of state-owned rolling farmland and wooded mountainside in the north Berkshire town of Adams, Massachusetts.
- **Precipitation:** Snowfall generally occurs from November through April. The average annual snowfall is 63.9", with the greatest accumulation occurring between January and March.
- **Landscapes and environments:** Open fields, woodlands, wetlands, and water bodies. Today, much of the site remains in open fields. The wooded portions are primarily second growth northern hardwoods (maple, beech, birch) and spruce-hemlock stands. The wooded portions are generally found on the site's steeper slopes. Three major brooks and two minor brooks flow through the site.



- **Ponds:** The site has seven ponds: one fed by Peck's Brook, three fed by groundwater, and three recharged by surface runoff. The site also has a wet meadow in one of the abandoned fields and wetland areas in the swales and drainage ditches of the former golf course.
- **Soils:** Predominantly compact, fine-grained glacial tills derived from limestone and schist. The till-derived soils have a shallow hardpan layer which generally supports perched groundwater, and contain some cobbles and occasional boulders within a loam matrix. Soils range from mucky silt to sandy and stony loam.
- **Rare Species Habitat:** Several plant species on the site are listed as rare or endangered by the Commonwealth of Massachusetts and their habitats are protected by State law. None of the wildlife or plant species listed by the U.S. Fish and Wildlife Service as endangered or threatened, is known to inhabit the site.
- **Topography:** The property is located in a high valley on the eastern slope of Mount Greylock, bounded on the west by the slopes of Mount Greylock and Ragged Mountain, and on the east by low ridges; a hill at an elevation of 752 feet on the southern part of the site and a low ridge east of the "Abutting Reservation Land" (formerly the Thiel Farm) in the northern part of the site. The floor of this valley slopes upward from the central part of the property to the north and to the south. The valley opens to the east in the central part of the property, west to the Town of Adams. Maximum relief on the northern part of the site is over 1,260 feet, with elevations of over 2,300 feet at the northwestern corner to elevations of approximately 1,040 feet where Hoxie Brook crosses the eastern property line. Slopes in the north of the property are to the east and south at moderate to steep grades. The central part of the property, east of Gould Farm, is an area of little relief with slopes to the east and west. In the southern part of the site, relief is 720 feet, with elevations ranging from 1,920 feet on the western property line to 1,200 feet where the eastern property line crosses West Mountain Road. Slopes in the southern part of the site are to the east and the north at moderate to steep grades.













# GREYLOCK CENTER

Adams, Massachusetts

## Existing Natural Features

### Legend

- |   |                    |   |                                  |
|---|--------------------|---|----------------------------------|
|  | Forested Land      |  | Rare Species/Natural Communities |
|  | Protected Wetlands |  | Appalachian Mountain Crayfish    |
|  | Streams and Brooks |  | Spring Salamander                |
|  | Ponds              |  | Many Wood-Mint                   |



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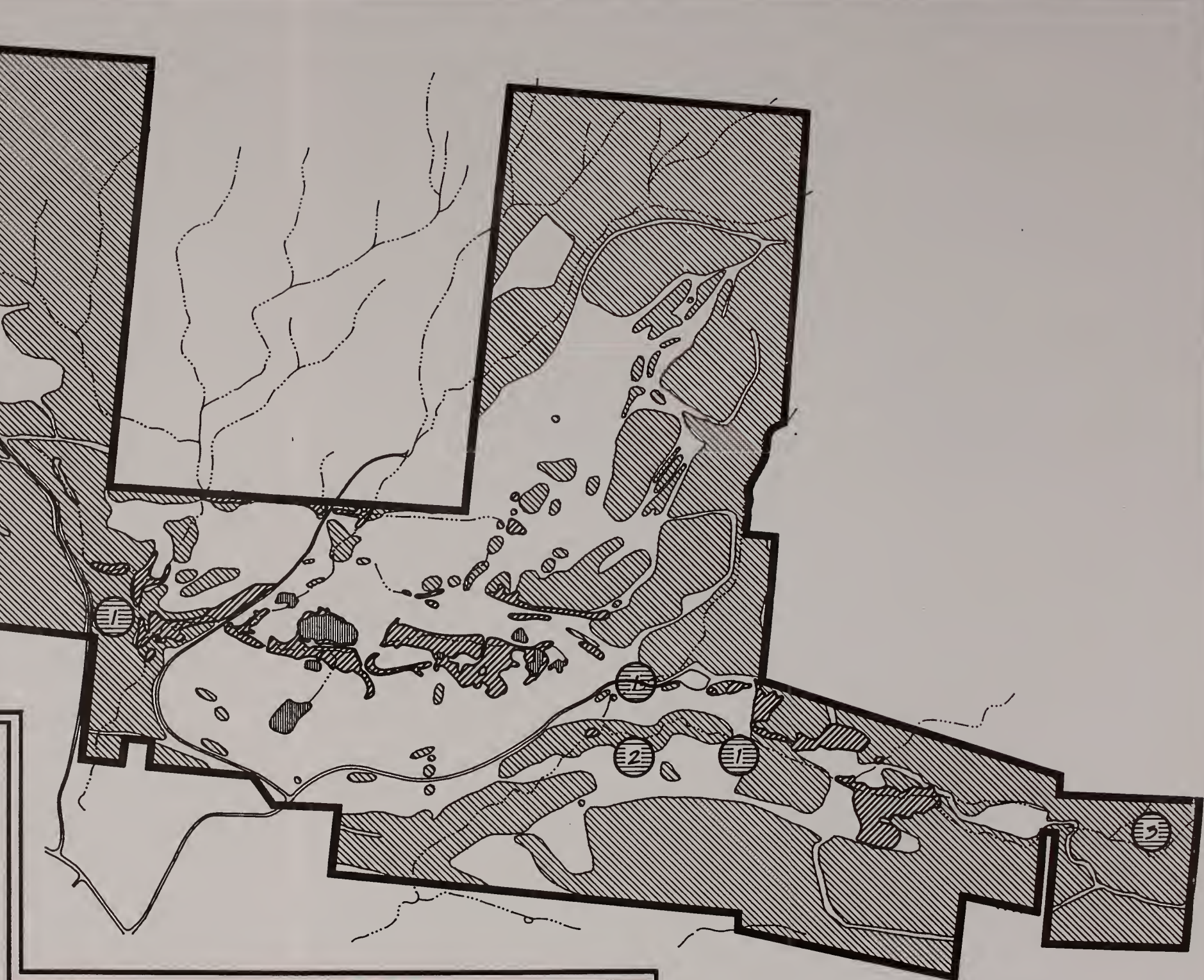
Scale in Feet



June, 1994

### Data Sources:

Hydrography, Forested Land and Roads downloaded from MassGIS Database.  
Wetlands digitized by DEM from 'Request for a Determination of Applicability'  
Prepared by Vanasse Hangen Brustlin, Inc. 1989  
Rare Species/Natural Communities habitat from Massachusetts Natural Heritage  
and Endangered Species Program, 1994.















# GREYLOCK CENTER

Adams, Massachusetts

## Site Characteristics

### Legend

- |  |  |
|--|--|
|  0-15% Slopes       |  Ponds                    |
|  15-25% Slopes      |  Protected Wetlands       |
|  >25% Slopes        |  100 ft. Wetland Buffer   |
|  Streams and Brooks |  Primary Stream Corridors |



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Scale in Feet

May, 1994

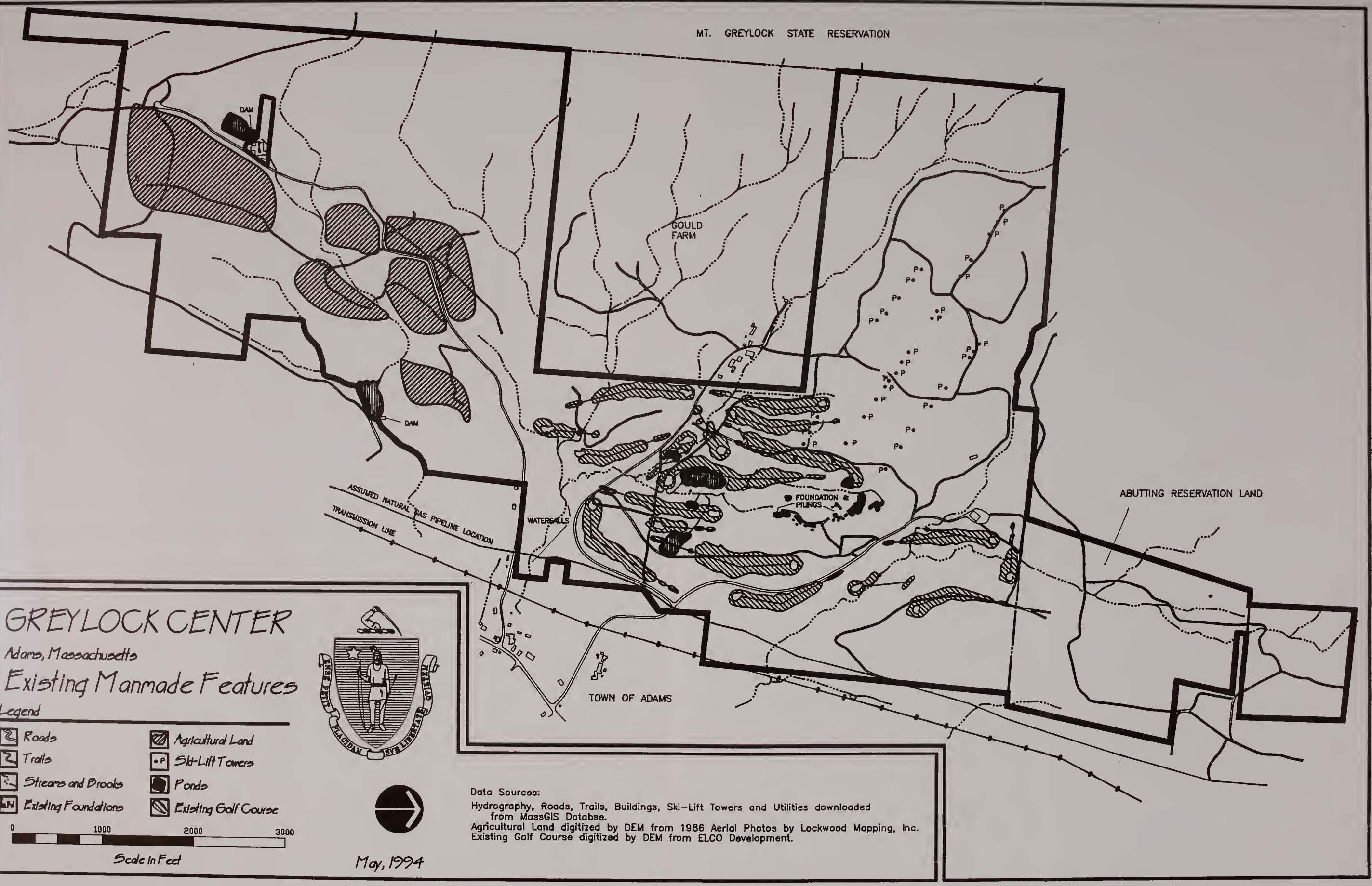
### Data Sources:

Hydrography, Roads and Buildings downloaded from MassGIS Database.  
Wetlands digitized by DEM from 'Request for a Determination of Applicability'  
Prepared by Vanasse Hangen Brustlin, Inc. 1989  
100 foot Wetland Buffer digitized by DEM as defined by Massachusetts Wetland  
Protection Act, Chapter 131, Section 40.  
Stream Corridors, Viewsheds, and Slope Analysis calculated and digitized by DEM.









# GREYLOCK CENTER

Adams, Massachusetts

## Existing Manmade Features

### Legend

- |                      |                      |
|----------------------|----------------------|
| Roads                | Agricultural Land    |
| Trails               | Ski-Lift Towers      |
| Streams and Brooks   | Ponds                |
| Existing Foundations | Existing Golf Course |



Data Sources:  
Hydrography, Roads, Trails, Buildings, Ski-Lift Towers and Utilities downloaded from MassGIS Database.  
Agricultural Land digitized by DEM from 1986 Aerial Photos by Lockwood Mapping, Inc.  
Existing Golf Course digitized by DEM from ELCO Development.

May, 1994





### **C. SURROUNDING LAND USE FEATURES**

Greylock Center's surrounding properties are illustrated on the Greylock Center Site map and are described below.

- Mount Greylock State Reservation (including the so-called Hathaway property)
- Bassett Brook Watershed (Adams Fire District)
- Gould Farm (private holding with a Conservation Restriction)
- Jaeschke Orchard (private holding)
- Greylock Greenhouses (private holding)
- Various other private

While all of these uses and users are important to the delineation of the Greylock Center environment, none are of greater significance to the project's mission and its implementation than the Mount Greylock State Reservation. The Reservation embraces 11,611 acres of highlands in six communities. Of the quarter million visitors each year, most drive to the summit in the summer or fall to enjoy the view. Other activities include hiking the 55 miles of trails (which includes a portion of the Appalachian Trail), camping, and hunting. During the winter, the Reservation is used by cross country skiers and snowmobile users. The Commonwealth is committed to the protection, promotion and enhancement of the Reservation. The interconnection of Greylock Center with the State Reservation is a defining feature of the Greylock Center Plan.

The Gould Farm is a 228 acre private holding that the Commonwealth of Massachusetts has a Conservation Restriction on. As a condition of the Conservation Restriction, the Department of Environmental Management is allowed to design, manage, and construct hiking and nordic ski trails on the property.

The Jaeschke Orchard is a 47 acre private holding that is an abutter to the site, and has frontage on both Gould Road and West Road. The authorizing legislation permits the use of bond funds for the acquisition or purchase of development rights on this property.



Not shown on the map are a number of rights-of-way and easements granted to various utilities and private individuals. Among these are:

- 15 foot wide easement to New England Telephone
- 50 foot side easement to the Commonwealth of Massachusetts Mount Greylock State Reservation
- 30 foot easement to Tenneco, Incorporated
- 250 foot wide easement to New England Power Company

### **"Abutting Reservation Land"**

The "Abutting Reservation Land", as defined in Chapter 676, Acts of 1985, Section 1, is a 99 acre portion of the Mount Greylock State Reservation which has been designated to be used in connection with the development and operation of Greylock Center. This land is located on the northern portion of the site and is illustrated on the Abutting Reservation Land map. For the purposes of this development, the land use has been changed to those recreational, residential and commercial uses necessary or appropriate to implement this plan and the purposes of the enabling legislation. A ground lease may be offered on the land but may not permanently alienate the Abutting Reservation Land. The Land Use areas designated for this parcel of land are "Recreation and Resource Management" and "Environmental Protection" (see Land Use Areas map). Only low impact, extensive recreation is permitted on the parcel in the areas noted; however, a transportation corridor can be built to connect with other parcels of the site.



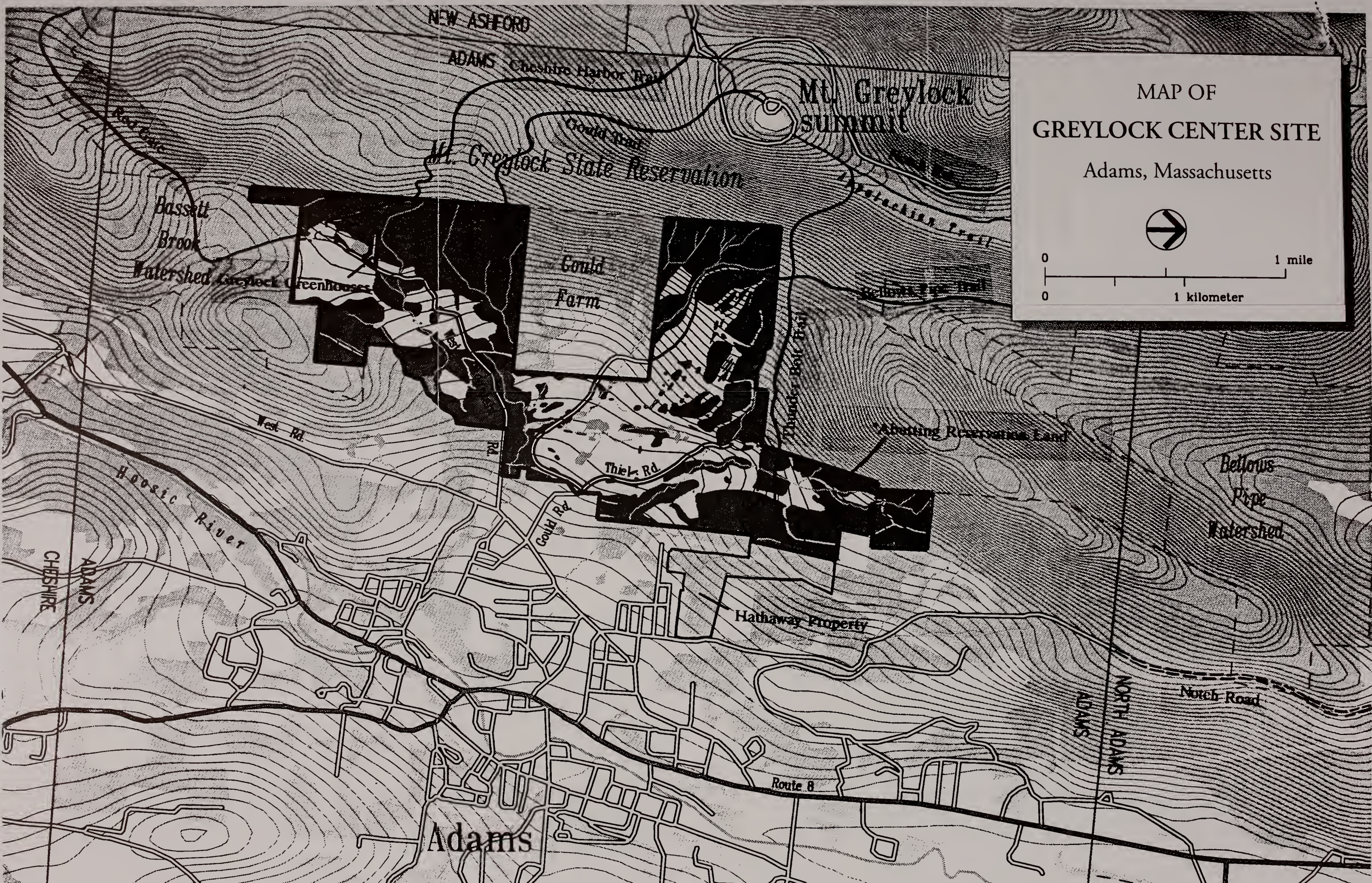


MAP OF  
GREYLOCK CENTER SITE

Adams, Massachusetts



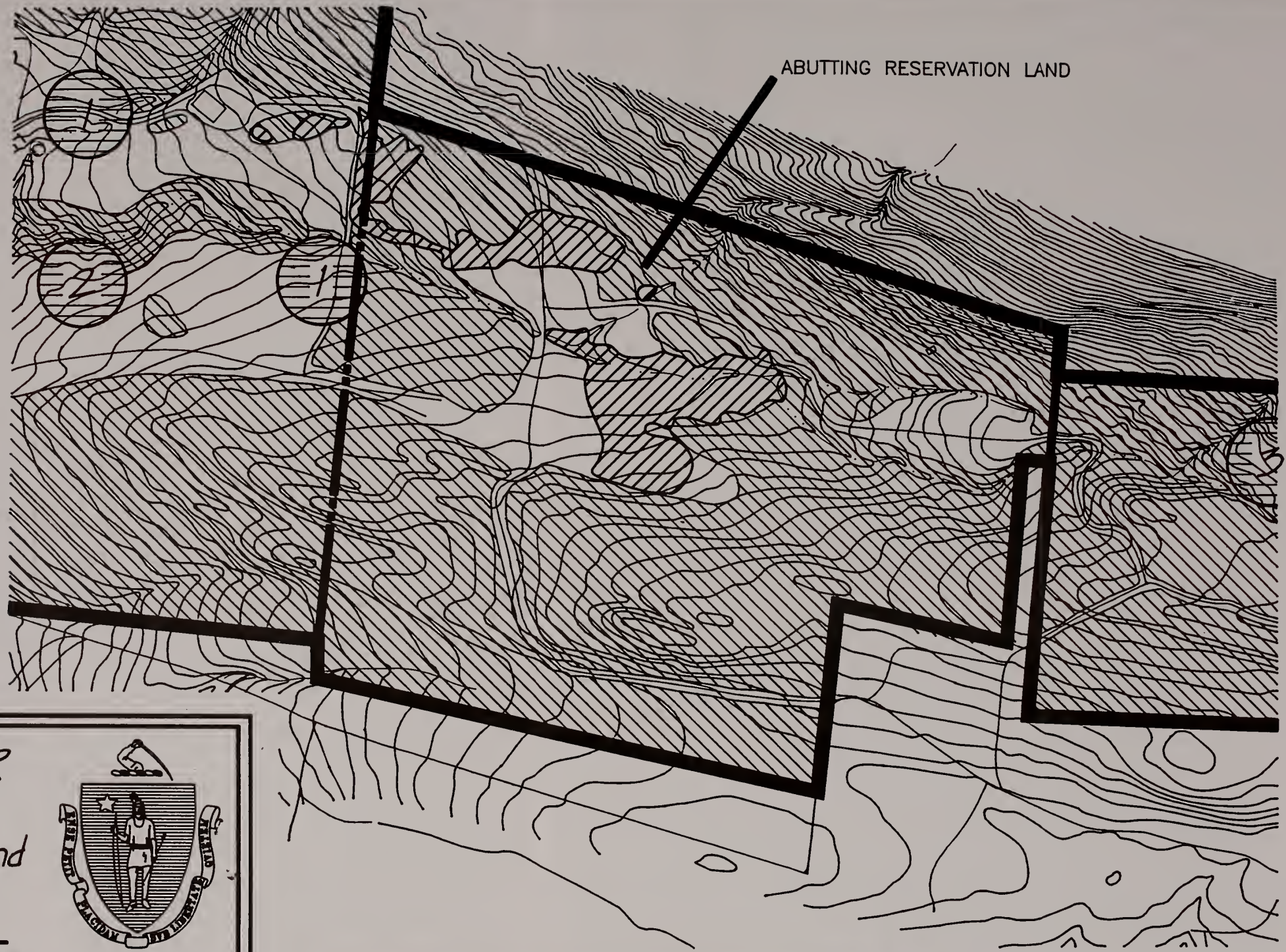
0 1 mile  
0 1 kilometer











# GREYLOCK CENTER

Adams, Massachusetts

## Abutting Reservation Land

Enlargement of Northeast Section of Site



### Legend

- |                    |                                  |
|--------------------|----------------------------------|
| Forested Land      | Rare Species/Natural Communities |
| Protected Wetlands | Appalachian Mountain Crayfish    |
| Streams and Brooks | Spring Salamander                |
| Trails             | Hairy Wood-Mint                  |



Scale in Feet



August 1994

### Data Sources:

Hydrography, Forested Land, Topography, Trails and Roads downloaded from MassGIS Database.

Wetlands digitized by DEM from 'Request for a Determination of Applicability' Prepared by Vanasse Hangen Brustlin, Inc. 1989

Rare Species/Natural Communities habitat from Massachusetts Natural Heritage and Endangered Species Program, 1994.





## IV. THE GREYLOCK CENTER PLAN

### INTRODUCTION

The master developer selected to carry out the Greylock Center Plan will be wholly responsible for execution of the site and building design, construction, management and marketing of the project. Innovative ownership and management structures which create a cooperative public and private partnership for execution of the project will be encouraged. Regardless of the organizational and ownership structure implemented, however, all activities on the site will operate within the guidelines set forth by the adopted Master Plan and the enabling legislation (Chapter 676 of the Acts of 1985).

The underlying development mandates for Greylock Center establish that the project will:

- Provide year-round recreation activities utilizing educational and hospitality opportunities that promote environmental, conservation, and sustainable technologies that will stimulate local and regional economic development
- Protect, enhance and promote the natural environment
- Be financially feasible and self-supporting
- Be maximally productive for stakeholders:
  - Citizens of the Commonwealth
  - Neighboring Communities and their Residents
  - Target Markets (end users)
  - Master Developer

For Greylock Center to fulfill its mission, it must promote a fundamentally different product than offered by other Berkshire recreational facilities. Synergy and harmony among the program components are the keys to the project's success. Its design must be unique and its construction and operation excellent in every aspect.



## **A. LAND USE GUIDELINES**

The land use guidelines for Greylock Center are based on extensive analysis of existing site and environment features and their respective compatibility with the development components which comprise the Greylock Center concept.

Three distinct land use categories establish the physical parameters for development on the site. These categories or "land use areas" are described here and by the following maps and exhibits.

It is important to note that any site improvements which are proposed to be located within an area defined by the Massachusetts Wetlands Protection Act as a "resource area" will be subject to the provisions of the act regardless of its designation by DEM for master planning purposes. Additionally, where proposed improvements impact both "resource areas" as defined by the Wetlands Protection Act, and documented locations of rare or endangered species, filings with both the local conservation commission and the Massachusetts Natural Heritage Program will be required. In addition, these guidelines do not supercede relevant Federal, State, or local rules, laws, or regulations.

### **Area I - Environmental Protection**

**Purpose:** The Environmental Protection Area provides protection to natural resources which may suffer irreparable damage resulting from inappropriate management or use. The area is defined by the presence of highly erodible soils, undisturbed forest, and habitats of rare or endangered species.

**Management Guidelines:** No disturbance of any sort will be permitted at rare species sites. No significant modification of unique habitat will be permitted. No major construction of structures or sitework that removes tree canopy or significant numbers of trees will be permitted. Only low impact activities will be permitted, along with related support facilities such as hiking and ski trails, interpretive exhibits, nature photography blinds, etc., and even those will be carefully sited in advance with representation of the Commonwealth and advisory organizations. Sensitive wetland resource areas and their buffers will be managed to protect and enhance wildlife habitat and water quality.

**Site Locations:** This area is defined, in part, by the location of rare and endangered species as documented by the Massachusetts Natural Heritage and Endangered Species Program. Also included are year-round streams, steep slopes and undisturbed forest (see accompanying map).





## Area II - Recreation and Resource Management

**Purpose:** This area designates lands which can support low impact recreation, offer protection to water resources and wildlife, and yield sustainable forest and agricultural products.

**Management Guidelines:** Opportunities for extensive recreation will be permitted where irreversible impacts can be avoided. These may include: hiking, cross-country skiing, picnicing, fishing, swimming, horseback riding, camping, and rustic lodging. Small-scale facilities and structures which support the aforementioned activities will be permitted. Wildlife enhancement and ecological restoration are appropriate. The use of on-site renewable resources should be encouraged, especially apple orchards, maple sugarbush, gardens, and an arboretum.

**Site Locations:** This area includes fields, meadows, clearings, old orchards and buffer areas near property lines.

## Area III - Development

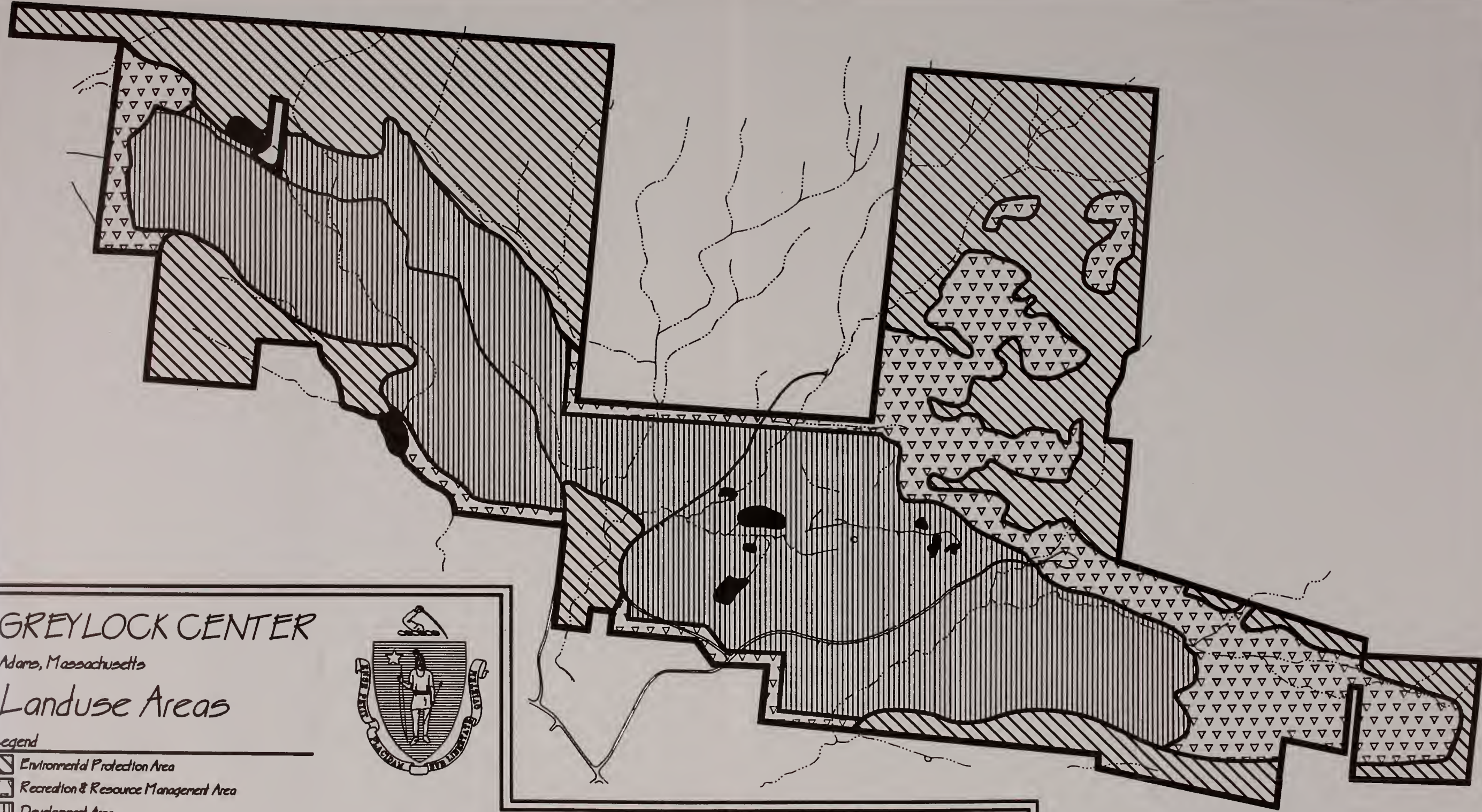
**Purpose:** This area will support the site's highest impact development including intensive recreation areas and building locations.

**Management Guidelines:** This area is capable of providing high quality outdoor recreation such as golf and sustaining large numbers of users at one time. In addition this area is designated for structures and support facilities such as parking and maintenance structures. Buildings "should not exceed three stories, except for focal structure...which may have a spire up to 60 feet tall, provided that it is compatible with the typical New England architectural forms" (*Adams Zoning By Laws, Section 4962*). The developer will be expected to take into consideration the visual impacts of the Greylock Center development on the Town of Adams and on the summit of Mount Greylock and to mitigate impacts as appropriate. In particular, views from the summit down into the site constitute a major viewshed attraction and particular care must be taken to maintain the quality of those views. Within the Development Area, any proposed development which falls within the jurisdiction of the Massachusetts Wetlands Protection Act will be subject to review by the Adams Conservation Commission.

**Site Locations:** The area consists of the central part of the site in the vicinity of the former golf course and along West Mountain Road in areas that are or were once actively farmed. Within the Development Area, a maximum of 100 acres will be allowed to be developed for new buildings and related facilities such as parking and service areas.



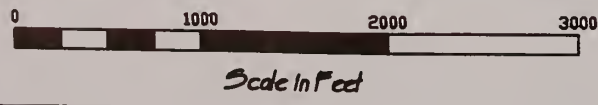




GREYLOCK CENTER  
Adams, Massachusetts  
Landuse Areas



- Legend
- Environmental Protection Area
  - Recreation & Resource Management Area
  - Development Area
  - Streams and Brooks
  - Ponds



Data Sources:  
Hydrography, Roads, and Site Boundary downloaded from MassGIS Database.

September 23, 1994





## **B. DEVELOPMENT PROGRAMMING GUIDELINES**

Development Programming Guidelines were developed to illustrate how the mission as well as the goals and objectives of Greylock Center could be fulfilled on the site. Appropriate uses of the site were based on technical analyses, the concerns and interests of the community, the recommendations made by the Greylock Center Advisory Committee, and the responses to the "Request For Expressions of Interest". Uses are described here as Required, Optional (recommended, suggested, permitted) or Prohibited uses. Guidelines for the placement of these uses on the site in appropriate Land Use Areas are described in detail under "Land Use Guidelines". It should be noted that other options will be considered, but only if they are consistent with the overall mission and approach presented herein.

### **REQUIRED USES**

#### **Active Recreation**

Recreation activities that promote physical fitness are important to the success of Greylock Center. Facilities should be planned to accommodate a variety of active recreational uses, including informal activity, educational programs, and group activities and should be accessible to guests and the general public

- **Golf Course:** Develop an 18 hole golf course designed to USGA standards, using the existing layout where feasible, that takes an environmental approach to golf course development and operations. (*Land Use Area: Development*)
- **Cross Country Skiing:** Develop a minimum 15 km groomed trail system with snowmaking; a maximum 50 km total trail system linked to the State Reservation. (*Land Use Area: Environmental Protection*)
- **Sledding/Tobogganning:** Develop a minimum 5 acre designated sledding area, a warming hut with restrooms, and parking. (*Land Use Area: Recreation and Resource Management*)
- **Skating:** Develop a skating area with lighting, using the existing pond, a warming hut with restrooms, and parking. (*Land Use Area: Recreation and Resource Management*)
- **Swimming:** Develop an outdoor swimming area of 15,000 sq. ft. minimum (pond or pool). (*Land Use Area: Recreation and Resource Management*)





## Nature Recreation

The site and the adjacent Mount Greylock State Reservation are unique in that there are a wide variety of flora and fauna, great views, and varying topography, all providing excellent opportunities for nature recreation and education. The property is also well suited for trailheads into the Mount Greylock State Reservation, some of which will lend themselves to multiple uses. Nature recreation facilities should be accessible to guests and the general public.

- **Hiking Trails:** Develop a 25 km multi-use trail system with a trail user education component. (*Land Use Areas: Environmental Protection, Recreation and Resource Management*)
- **Interpretative Nature Trail:** Within the development of the overall trail system, provide a total of 1.5 km of interpretive trail (wayside exhibits, signage, brochures, etc.) based on an ecological inventory of the site. The interpretive nature trail should conform with ADA (Americans with Disabilities Act) standards. (*Land Use Area: Environmental Protection*)
- **Trailheads:** Develop a minimum of three trailheads, to be located at the terminuses of West Mountain Road, Thiel Road (connecting to Thunderbolt Trail), and at the central portion of the site. (*Land Use Areas: Environmental Protection, Recreation and Resource Management*)

## Conference Center and Hospitality Services

Greylock Center requires multifaceted, year-round conference, lodging, food and beverage, and retail facilities plus visitor support services.

- **Conference Center:** Develop a fully equipped conference center, containing a minimum of 30 but not more than 200 guest rooms and supporting full service meeting, food and beverage and banquet facilities, designed to meet the needs of the meeting planner and attendee, as well as function as a year-round full amenity hotel open to the public. The conference center should have at least one dining room available specifically for the convenience of conference groups. Size, area, and density are to be governed by the Town of Adams Zoning By Laws (see Addenda). (*Land Use Area: Development*)



- **Indoor Recreation and Fitness Facility:** Develop recreational facilities ancillary to the conference center, providing access for both guests and the general public. Recreational facilities should, at a minimum, represent 5% of total conference center project area. The facility should contain, at a minimum, a reception area, an indoor swimming pool (2,500 square feet), racquetball courts (minimum of two), an exercise and aerobics room, an equipment rental room, and locker space. (*Land Use Area: Development*)
- **Special Events Area:** Provide a minimum of five acres of turf grass field area to accommodate multi-use special events. (*Land Use Area: Development*)

## Education

The provision of educational opportunities is a major objective of Greylock Center. The provision of a comprehensive educational program of the highest quality for personal, academic, and professional benefit is critical to the success of the facility, especially environmental education, which is one of the most pressing needs facing society today.

- **Programs:** Develop and staff a year-round comprehensive educational program for the benefit of Greylock Center guests and visitors. At a minimum, provide two full time professionals who can service the special needs of conference/meeting planners and conference attendees; provide educational leadership in sustainable development for professional and personal benefit; and provide innovative residential programs related to the natural world and the resources found in the Berkshires. (*Land Use Area: Development*)

## **OPTIONAL USES - RECOMMENDED:**

### Active Recreation

- **Golf:** Develop the golf course so as to be eligible for professional tournaments.
- **Cross Country Skiing:** Develop the cross country skiing trails for 3 designated levels of difficulty; also develop them as part of a multi-use trail system.
- **Sledding/Skating:** Share the use of the warming hut, parking, etc. with these two facilities.





## Nature Recreation

- **Hiking Trails:** At least 10 km of trails should be designated for foot traffic only.
- **Interpretive Nature Trail:** Develop a system of interpretive trails integrated with natural features and other trails.

## Education

Education offered at Greylock Center should appeal to a broad spectrum of audiences. The optimal vehicle for program delivery would be in a multi-day, residential setting. It is recommended that program space be provided for organizations and institutions whose missions are compatible with Greylock Center.

- **Program and Support Space:** Provide up to 25,000 square feet to private and public organizations and institutions whose missions are compatible with Greylock Center. (*Land Use Area: Development*)
- **Interpretative Facilities:** Provide an indoor welcome and interpretative area with a minimum of 2,500 square feet that includes an information desk, exhibits, and maps of the site and nearby areas. A well marked system of interpretive signs along trails and access roads is also recommended. Interpretative themes might include:
  - Natural environment
  - History of the site, the Town of Adams, and the Berkshires
  - Past use of the natural resources (farming, mining, and lumbering)
  - Famous residents and visitors to the Berkshires, past and present
  - Demonstrations of sustainable building materials and design
  - Natural Resource Management

These themes provide unique interpretive opportunities and allow for a variety of interpretative approaches and techniques.

- **Group Camping:** Provide two group tent camping areas that accomodate up to 40 participants. These group camping sites are designed for use by voluntary youth organizations such as the Boy Scouts, Girl Scouts, and YMCA/YWCA. (*Land Use Area: Recreation and Resource Managment*)





## **Transportation Linkages**

It is recommended that physical linkages be developed between Greylock Center, the Town of Adams, the Mount Greylock State Reservation, and nearby attractions. These linkages could among include pedestrian and bicycle trails, electric vehicle shuttle systems, or park-and-ride operations. Private vehicular traffic should be discouraged and minimized whenever appropriate. Walking and self-propelled vehicles should be encouraged.

## **OPTIONAL USES - SUGGESTED:**

### **Active Recreation**

The site can accommodate a variety of active recreation areas and facilities which would enhance and support other required and recommended uses of the property.

- **Golf:** Develop a driving range of no more than 2.5 acres and two practice greens of no more than 7,000 square feet each (*Land Use Area: Development*)
- **Tennis:** Develop 4 tennis courts (*Land Use Area: Development*)
- **Norpine and Telemark Skiing:** Develop facilities for norpine and telemark skiing, using the former ski slopes where possible. Ski lifts and lights are permitted if existing concrete bases are utilized. (*Land Use Area: Recreation and Resource Management*)
- **Playfield:** Develop an open informal playfield to accommodate soccer, softball, lacrosse, etc. (*Land Use Area: Recreation and Resource Management*)
- **Wellness Areas and Facilities:** Develop an outdoor fitness trail of at least 10 kilometers that provides exercise stations which encourage cardiovascular endurance, flexibility, and strength. Provide in the indoor recreation and fitness facility a staffed wellness office which would be the focal point for programs that promote health and emotional well-being at the center. (*Land Use Area: Development*)



## Nature Recreation

- **Trails:** Develop dedicated mountain bike trails and bridle paths. (*Land Use Area: Recreation and Resource Management*)
- **Trailheads:** Develop a trailhead in downtown Adams with 20-car parking.
- **Additional Facilities:** Develop observation sites, picnic areas, scenic overlooks, outdoor amphitheatre, linkages to Mount Greylock trails. (*Land Use Area: Recreation and Resource Management*)

## Education

- **Training Facilities and Programs:** Provide space to accommodate training headquarters for institutions that support the Greylock Center mission. (*Land Use Area: Development*)
- **Applied Research and Demonstration Areas :** Provide opportunities to facilitate applied research in the field of sustainable development and to showcase the application of green technologies, energy efficient operations, and resource conservation techniques. For example, the golf course could be used to test new approaches and techniques which minimize the environmental impact of this recreation activity and interpretive signs could be provided which explain the approaches employed. (*Land Use Area: Development*)
- **Environmental Education Center:** Provide low cost lodging and food facilities, meeting/classrooms, an administrative area, and a maintenance/energy center for a comprehensive environmental learning program. The rustic lodging should be open year round and accommodate a minimum of 30 people and a maximum of 100. Dining facilities should be adequate to accommodate the guests in two seatings. (*Land Use Area: Development*)

## Rustic Lodging

These facilities and services would allow Greylock Center to accommodate a variety of lodging experiences at price points designed to promote greater diversity of visitors and guests at the facility. All rustic lodging facilities are recommended to be served by state-of-the-art septic/grey water systems and be affordable and available on a year-round basis.

- **Cabins:** Develop 10 rustic cabins of various sizes and numbers of rooms (*Land Use Area: Recreation and Resource Management*)
- **Camp Sites:** Develop 20 tent sites of approximately 600 feet per site (*Land Use Area: Recreation and Resource Management*)





## **OPTIONAL USES - PERMITTED:**

### **Snow Making Facilities**

Artificial snow making facilities which use grey water and energy- and water-saving technologies will be considered.

### **Snowmobile Trails and Trailheads**

Connector trails to the Mount Greylock State Reservation are allowed from trailheads at the Gould Farm, and at the termini of West Mountain Road, and Thiel Road. Snowmobile trails and trailheads are permitted if they are compatible with adjacent uses, their daily use regulated, and trails do not infringe on sensitive natural habitats.

### **Commercial Space**

Up to 25,000 square feet of commercial space for businesses which enhance the recreation and education offerings of the center and supplement space found in downtown Adams would be permitted. (*Land Use Area: Development*)

## **PROHIBITED USES:**

### **Alpine Skiing**

Construction of any aerial tramway, chair lifts, or associated downhill ski facilities are prohibited from extending into the Mount Greylock State Reservation (Chap. 676, Acts of 1985, section 3).

### **Residential Housing**

The development of residential housing on the site is prohibited. This includes the development of condominiums or time share units.

### **Large Scale Retail or Commercial Development**

The retail space developed on site is to be designed primarily for visitors and guests of Greylock Center and should be ancillary to other recreational, hospitality and educational uses of the site. Large scale retail development is not permitted.



## **Motorized Vehicle Trails**

The use or development of trail systems for motorized vehicles (excepting snowmobiles) is prohibited.

## **C. SITE AND BUILDING DESIGN GUIDELINES**

The design of Greylock Center should be guided by two fundamental principles important to the sustainable development philosophy: site impacts should be minimized, and the use of sustainable technologies should be maximized. The overall site and architectural design should be inspired by traditional New England development patterns found throughout the Berkshires, blending agricultural and forestry features of the site with its development.

### **Site Planning and Design**

The following site design and planning principles are recommended by the Advisory Committee to be applied at Greylock Center.

- **Clustered Development:** Structures and parking areas on the site should be "clustered" to allow minimal disturbance and to keep the majority of the site open. This allows for greater interaction between facilities and activities and reduces the vehicle miles traveled during a typical day..
- **Visual Impacts:** Designs should harmonize with the site to the greatest extent possible. Visual impacts from the top of Mt. Greylock and other viewsheds should be minimized. Utility and conventional energy systems should be screened or placed underground.
- **Road Design:** Curvilinear alignments should be designed to follow the topography and add visual interest to the design. Crossing unstable slopes should be avoided. Roads should have sidewalks and allow for multiple uses, such as visitors, maintenance, emergency vehicles, etc. Bicycle access on roads and bicycle parking facilities should be provided. Secondary access should always be provided to allow for emergency access or evacuation. Recycled materials should be used in the construction of roads and paths where appropriate. Pavement surfaces should blend with predominant landscape tones.
- **Core Site Access:** Access within recreation-oriented development is typically pedestrian. Paths should be laid out to avoid sensitive resources and be built at-grade. In areas that are particularly environmentally sensitive or very steep, elevated walkways may be used.





- **Night Lighting:** Light intrusion and overlighting glare can obscure the dramatic nighttime sky in the Berkshires. Night lighting should be limited to the minimum necessary for safety. Light fixtures should remain close to the ground to minimize eye level glare.
- **Landscaping:** Indigenous materials and species should be utilized wherever possible. Existing manmade features, such as stone walls, shall be maintained with minimal alteration or disruption.
- **Interconnected Landscapes:** Landscape treatments should encourage the creation of contiguous networks with existing natural systems both within the site and beyond its boundary. This approach to development increases the site's ability to support a variety of plant communities and habitats.
- **Views:** Views are critical and good ones positively reinforce a visitor experience. Siting choices should maximize views of natural features and minimize views of visitor and support facilities.
- **Biodiversity Protection:** Site design should protect local plant and animal communities. New landscape plantings should deliberately reestablish diverse natural habitats in organic patterns that reflect the natural successional processes of the site.
- **Reuse of Already Disturbed Areas:** Previously disturbed areas should be restored. Analysis of impact of concrete base removal on slopes must precede any base removal.
- **Slopes:** Appropriate site selection should generally locate more intensive development on gentle slopes (0-15%), dispersed development on moderate slopes (15-25%), and no development on steep slopes (> 25%).
- **Vegetation:** It is important to retain as much existing native vegetation as possible to maintain the integrity of the site. Natural vegetation is often an essential aspect of the visitor experience and should be preserved. Site selection should strive to maintain large habitat areas and avoid fragmentation and forest canopy loss where possible.
- **Golf Course:** Within the parameters required for the creation of a championship facility, the golf course must take an environmentally sensitive approach to maintenance, water use, and pest control (*see "Integrated Management Plan" and "Integrated Pest Management" under section D. Management and Operation Guidelines*). Course edges should enhance the quality or character of adjacent wildlife habitats or agricultural lands.



- **Trail System:** A system of interconnecting trails should be incorporated into the final site plan, using existing trails where possible. On-site transportation corridors should be designed for movement within the site and to connect the site to downtown Adams, the surrounding State Reservation, local parks, and nearby tourist attractions. Multiple trail use should be encouraged, motorized vehicular traffic should be kept to a minimum. Snowmobile trails will not be allowed to intrude on ecological restoration sites or important natural resource ecosystems.
- **Agricultural Land:** Development of existing agricultural land should be minimized. Agriculture programs involving local farmers should be considered.
- **Stormwater Management:** Natural drainage patterns should be used where possible. Technologies such as porous pavement and infiltration galleries should be utilized as appropriate.
- **Neighboring Property:** Site development should be sympathetic to, and compatible with, existing single family neighborhoods, Adams town property, and nearby streets. Where appropriate, screening of higher density development, parking lots, etc. utilizing existing land use forms and vegetation should be utilized.





## Building Design and Construction

Sustainable building design balances human needs with the carrying capacity of the natural and cultural environments and strives to minimize environmental impacts, importation of goods, consumption of energy and generation of wastes. The goal of the Greylock Center building design is to lead through example and to heighten environmental awareness about the application of sustainable technologies to modern life in the twenty-first century. It is expected that the selected developer will embrace the concept of sustainability and utilize its principles in the design of Greylock Center. The design, which will be subject to local rules and regulations, should be guided by the following principles.

- **Technology:** Use the simplest building technology appropriate to the functional need of the structure within the parameters defined by the project's overall goals and objectives.
- **Energy Conservation:** Locate structures to incorporate and take advantage of passive, energy-conserving strategies where possible. Building designs and various internal systems (lighting, heating, etc.) should incorporate the latest energy efficient technologies where appropriate.
- **Water Conservation:** Promote water conservation through such mechanisms as the use of efficient low-flow fixtures. Where appropriate, reuse wastewater effluent, grey water, or runoff from ground surfaces for toilet flushing or irrigation.
- **Building Materials:** The use of local, indigenous products and materials created from recycled products is encouraged. Minimize the use of energy-intensive, environmentally damaging, waste producing, and/or hazardous materials. Where possible, building materials and components should be reuseable or recyclable. Roof colors should blend harmoniously with the environment.
- **Building Efficiency:** Strive for smaller is better, optimizing use and flexibility of spaces so the overall building area and the resources necessary for construction and operation are efficiently used.
- **Building Construction:** Strive to minimize environmental disruption, resource consumption and material waste during construction. Identify opportunities available for reuse or recycling of construction debris.
- **ADA Compliance:** Provide equal access to the full spectrum of people with physical and sensory impairments while minimizing impacts on natural and cultural resources.



- **Expansion or Adaptive Reuse:** Anticipate building expansion and/or adaptive reuses to minimize the potential for future demolition and waste.
- **Sewage/Solid Waste Disposal:** Where possible, provide space for processing wastes created on site (collection/recycling facilities, digesters, lagoons, etc.) to minimize the loss of reuseable or recyclable resources and prevent hazardous or destructive wastes from being released into the environment. Designs are encouraged to incorporate natural systems in the treatment of wastes, including the use of technologies such as co-composting, grey-water irrigation, and other innovations.

#### **D. MANAGEMENT AND OPERATIONAL GUIDELINES**

The master developer selected shall be expected to not only design Greylock Center in the most environmentally sensitive fashion, but also to ensure that the management and operation of the facility continually strives to espouse the principles of sustainability, enhance regional economic development, protect the site's natural resources, preserve the integrity of the adjoining Mount Greylock State Reservation, and promote recreational and educational opportunities for its visitors. The Advisory Committee recommends the following guidelines for management and operation of Greylock Center.

- **Conference Center Operation:** The conference center will be expected to host meetings and conferences in a way which enhances the ability of leaders in business, government, the nonprofit sector, academia, and the media to operate in a productive and environmentally sensitive way.
- **Sustainable Business Promotion:** Businesses that provide limited goods or services for recreation, program participants, and sustainable businesses should be encouraged, especially if locally owned and operated.
- **Utilization of Local Goods and Services:** Berkshire County has a wealth of resources and talent which could be utilized to create and maintain Greylock Center. Where appropriate those resources should be utilized. Likewise, the use of locally grown and processed food and forest products, especially those products grown in a sustainable fashion, promotes economic security for the region, and is encouraged.





- **Recycled Products:** Using recycled materials in the development and operation of the site is not only good for the environment, it promotes the development of businesses that produce those materials, and is encouraged. Operation of the facility should incorporate systems which make it easy for visitors, users, and operators to recycle waste.
- **Energy and Water Conservation:** Dependence on fossil fuels should be minimized where possible by utilizing renewable energy sources. The use of alternative energy resources, and energy efficiency and water conservation practices, coupled with a visitor awareness campaign by Greylock Center management, will reduce overconsumption of precious resources, and realize savings in facility operations.
- **Ecosystem Monitoring:** The effect of development on the site and surrounding resources should be monitored on an ongoing basis. This monitoring will provide information about the impact of human activity and provide guidance on how best to manage the site.
- **Carrying Capacity:** For Greylock Center to produce high levels of satisfaction for guests and limited impacts on resources, administrative decisions should be made about the approximate sustainable levels of use. Capacity limits should be identified, standards set, and ongoing performance monitored.
- **Joint Programming:** Courses, graduate research projects, and internships could be offered for college students. Joint programming with the nearby institutions of higher learning should be pursued.
- **Integrated Management Plan:** Development of an Integrated Management Plan (IMP) should address the environmental issues and existing conditions on site in the initial stages of design, to define the management practices required for environmentally sensitive development and maintenance of the site. Such issues as soil erosion control and stormwater management during construction, as well as the control of fertilizer and pesticide applications during the project's daily maintenance should be included as part of the IMP.
- **Integrated Pest Management:** The issue of groundwater contamination from chemical applications should be addressed as part of an Integrated Pest Management (IPM) program. The goal should be to minimize the use of fungicides, insecticides, and herbicides and encourage organic methods of control and plant nourishment.
- **Construction Management:** Construction documents should include provisions that encourage environmental sensitivity. Recycled materials should be encouraged and excess materials made salvageable wherever possible.



## **E. PUBLIC CONTROLS**

The disposition and development agreement governing the transfer of the development rights to a master developer will establish design, construction, and operating controls to ensure that the scenic, natural, and historic qualities of the site are maintained in manner consistent with the Master Plan. As part of the control protocol, an Oversight Committee may be established to monitor the development, maintenance, and operation of Greylock Center.

The Committee would be composed of five persons, which shall include representatives of the Department of Environmental Management, the Division of Capital Planning and Operations, the Town of Adams, the Mount Greylock State Reservation Advisory Committee, and an individual selected by the Commissioner of the Department of Environmental Management from nominees recommended by the boards of trustees or directors of the Massachusetts Audubon Society, the Massachusetts Chapter of the Sierra Club, and the Massachusetts Chapter of the Appalachian Mountain Club. The Department of Environmental Management will provide staff support to the Committee as needed to ensure the Committee's effectiveness and timely action.





## V. ADDENDA

### A. TOURISM

**Current Tourism Activity Within Berkshire County:** Approximately 2 million people visit the Berkshires each year and spend \$170 million in the county. 56% of the visitation is related to leisure time activities with most of the activity occurring in the summer and fall seasons. See the accompanying Berkshire County Cultural Attractions map.

Paid tourist visitations to cultural attractions in the Berkshires are as follows:

• Tanglewood Music Festival	350,000
• Norman Rockwell Museum	201,000
• Clark Art Institute	82,000
• Hancock Shaker Village	78,000
• Williamstown Theatre Festival	43,000
• Shakespeare & Co. at The Mount	35,000
• Jacobs Pillow Dance Festival	34,000

Source: Berkshire Visitors Bureau

In addition to these existing cultural attractions, Berkshire County in the near future will also be home to the National Music Foundation and the Massachusetts Museum of Contemporary Art.

The region is also noted for its variety of recreational activities. The Mount Greylock State Reservation (adjacent to the site proposed for development) alone draws an estimated 250,000 visitors per year. Other recreational amenities include eight downhill ski areas and more than 20 state forests and parks.



**Competitive Supply:** While existing facilities offer some of the elements proposed, no one facility in greater Berkshire County contains the exact mix of facilities planned for Greylock Center. Approximately six facilities have clientele and demand similar to the conference center. The facilities having competitive supply are found on the Comparable Conference Centers Facilities profile.

The demand for golf in the Berkshires is high, with 15 public golf courses, 10 of which could be considered competitors. These include:

<u>Course and Location</u>	<u>Holes/Par &amp; Yards per 18 holes</u>	<u>Weekend Rate</u>
• Cranwell, Lenox	18/70; 6,346 yds.	\$25
• Egremont, Great Barrington	18/71; 5,749 yds.	\$25
• Forest Park, Adams	9/34; 5,100 yds.	\$ 8
• GEAA, Pittsfield	9/36; 6,205 yds.	\$20
• Greenock, Lee	9/35; 6,027 yds.	\$15
• North Adams, Clarksburg	9/36; 6,051 yds.	\$11
• Pontoosuc Lake, Pittsfield	18/70; 6,305 yds.	\$14
• Skyline, Lanesborough	18/72; 6,318 yds.	\$16
• Taconic, Williamstown	18/71; 6,185 yds.	\$68
• Waubeeka, Williamstown	18/72; 6,296 yds.	\$22

Source: The Boston Globe

10 cross-country ski areas are located in the Berkshires: Brodie Mountain - New Ashford, Bucksteep Manor - Washington, Butternut - Great Barrington, Canterbury Farm - Becket, Cranwell Resort and Conference Center - Lenox, Kennedy Park - Lenox, Northfield Mountain Ski Touring Center - Northfield, Stump Sprouts - Hawley, Swift River Inn - Cummington, and Notchview Reservation - Windsor.

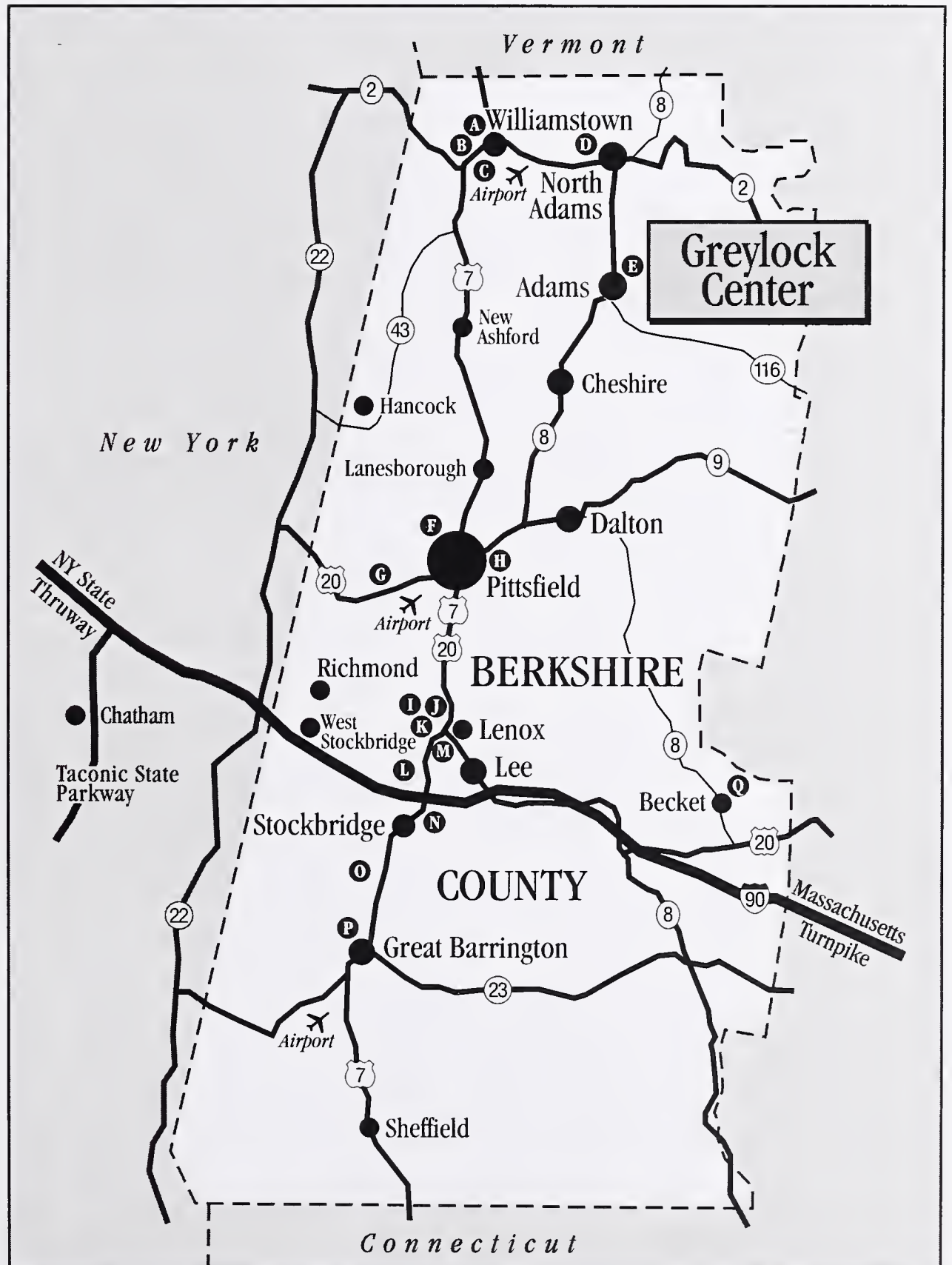




# Berkshire County Cultural Attractions

*2 million people visit the Berkshires each year and spend \$170 million in the county.*

- A Williamstown Theatre Festival
- B Clark Art Institute
- C Williams College Museum of Art
- D Mass MOCA
- E Greylock Center
- F Berkshire Public Theatre
- G Hancock Shaker Village
- H Berkshire Museum
- I Tanglewood Music Festival
- J National Music Foundation
- K Shakespeare & Company
- L Berkshire Opera
- M Berkshire Theatre Festival
- N Norman Rockwell Museum
- O Chesterwood
- P Albert Schweitzer Center
- Q Jacobs Pillow Dance Festival





## COMPARABLE CONFERENCE CENTERS FACILITIES PROFILE

<u>Center</u>	<u>Location</u>	Number of Guest <u>Rooms</u>	<u>Meeting Space Sq. Ft.</u>  <u>Total</u>	Number of Meeting <u>Rooms</u>	<u>Amenities</u>
Berkshire Hilton	Pittsfield, Mass.	175	11,919	12	F
Cranwell Conference Center & Golf Club	Lenox, Mass.	64	9,552	10	B, F, H, I
The Equinox	Manchester Village, Vermont	136	4,804	4	F, G, H
Jiminy Peak, The Mountain Resort	Hancock, Mass.	125*	7,260	7	F, G, H
The Orchards	Williamstown, Mass.	49	2,700	4	B, I
The Williams Inn	Williamstown, Mass.	100	4,394	4	F

Note: Since there are no conferences centers comparable to the proposed Greylock Center, these facilities are designated as having a substantial portion of their demand from similar markets to that of the proposed center.

\* Varies due to multi-bed room villas and materials in rental pool.

A - Teleconferencing	F - Pool
B - Closed Circuit TV	G - Fitness Center
C - Conference Registration	H - Tennis
D - Video Recording/Editing System	I - Golf
E - Computer Lab	





## B. Town of Adams Sustainable Development Resolution



### *Town of Adams, Massachusetts Resolution*

*Whereas, a more sustainable community includes a variety of businesses, industries, and institutions which are environmentally sound (throughout their life cycle), financially viable, provide training, education, and other forms of assistance to adjust to future needs, provide jobs and opportunities, and ensure employees to have a voice in decisions which affect them.*

*Whereas, a more sustainable community is in harmony with natural systems by reducing and converting waste into non-harmful and beneficial purposes and by utilizing the natural ability of environmental resources for human needs without undermining their ability to function over time.*

*Whereas, a more sustainable community recognizes and supports peoples, evolving sense of well-being which includes a sense of belonging, a sense of place, sense of self-worth, a sense of connection with nature, and provision of goods and services which meet their needs both as they define them and as can be accommodated within the ecological integrity of natural systems.*

*Whereas, a more sustainable community enables people to feel empowered and take responsibility based on a shared vision, equal opportunity, ability to access expertise and knowledge for their own needs, and a capacity to affect positively the outcome of decisions which affect them.*

*Be it resolved, that the members of the Adams Board of Selectmen hereby adopt the policy of encouraging sustainable development to foster economic security, ecological integrity, quality of life, empowerment, and responsibility. And further, to meet the needs of the present without compromising the ability of future generations to meet their needs.*

*Christopher J. Solari*

*Adams Board of Selectmen*





## C. Town of Adams Zoning By Laws

### 4900. PLANNED RESORT SPECIAL PERMIT (PR)

#### 4910. Establishment of District; Purpose

1. The Adams Planned Resort Special Permit district is intended:

- a) to permit greater flexibility in the development of land by requiring few predetermined standards,
- b) to permit a developer to propose a site development and use plan unique to a particular location,
- c) to permit the use of development standards more detailed than the general standards elsewhere in this By-Law,
- d) to provide information for the Town to evaluate the potential impacts of a proposed development, and
- e) to enable the Planning Board to require adherence to a site development and use plan in the granting of a special permit.

2. The Adams Planned Resort Special Permit district is an overlay district and shall be superimposed on the other districts established by this By-Law. Where development is elected under a planned resort special permit, the requirements of this section shall supercede and replace all dimensional and use requirements of the underlying district.

#### 4920. Preapplication Conference

Prior to the submission of an application for a special permit, the applicant should confer with the Town Department heads at a meeting under the direction of the Office of Community Development to obtain information and guidance before entering into binding commitments or incurring substantial expense in the preparation of plans, surveys and other data.

#### 4930. Preliminary Plan

The applicant may file a preliminary plan entitled "Preliminary Plan: Planned Resort Development" to the Planning Board at a regularly scheduled meeting. A copy of the preliminary plan shall also be filed in the Town Clerk's office. The Planning Board, within thirty-five days (35) from receipt of the plan, shall review and determine whether the proposed project is consistent with the development of the Town. The Planning Board may suggest modifications and changes to the preliminary plan in anticipation of the filing of the final plan. If the Planning Board fails to act within thirty-five (35) days, the applicant may proceed to file a final plan. The contents of the preliminary plan shall conform to the requirements for contents of a preliminary plan under the Town of Adams Regulations Governing the Subdivision of Land.

#### 4940. Final Plan (Master Plan)

Development shall be in conformance with an approved final or master plan that describes in detail the boundaries of land





ADAMS ZONING BY LAWS - SECTIONS 4941 - 4944

use zones, the exact mix of uses on the site, all dimensional criteria and architectural and other design treatments.

4941. Submittal

The applicant shall submit an application for a special permit and a site plan review accompanied by the original final plans, plus six copies, to the Town Clerk accompanied by a certified check made payable to the Town of Adams in the amount of \$500.00 to cover filing fees.

4942. Contents

The contents of the final plan submission shall be in conformance with the requirements governing the submission of the final plans under the Town of Adams Regulations Governing the Subdivision of Land and further complying with the requirements for site plan review, section 3700 of this By-Law.

Any requirements for environmental review may be satisfied in whole or in part by a formal submission required under the Massachusetts Environmental Policy Act (MEPA) upon acceptance by a majority of the Planning Board.

In addition, such plan shall be accompanied by such architectural renderings as shall be adequate to assess architectural treatment, screening and other qualities of the proposed development.

4943. Hearing

Upon receipt of a final plan and application for special permit, the Planning Board shall, within 65 days and in conformance with the requirements of MGL 40A,s. hold a public hearing. Because of the comprehensive nature of permits to be issued under this section, where practical this hearing for a special permit shall be held simultaneously and in joint session with other permit granting authorities and requirements including, but not limited to, site plan approval, wetlands and health regulations.

4944. Special Permit

Within ninety (90) days of the hearing date, the Planning Board shall either issue or deny the special permit.

If the Planning Board issues the permit, it shall incorporate the final, or master plan, as a condition of such permit and shall require that any development under such special permit comply with that plan. The special permit may contain such additional conditions, modifications, restrictions and requirements as the Planning Board deems appropriate to effectuate the purposes and requirements of this section.

If the Planning Board approves a master plan and subsequently issues special permit(s) for component part(s) of the plan, such issuance shall constitute a finding that



ADAMS ZONING BY LAWS - SECTIONS 4950 - 4961

the master plan incorporated therein complies with the Zoning By-Laws of the Town of Adams. Additionally such issuance shall constitute acceptance by the Planning Board, of any final environmental impact report submitted by the Department of Environmental Management, or other agency of the Commonwealth, provided such report shall be approved by the Secretary of Environmental Affairs.

The master plan shall contain reasonable and enforceable standards and limitations which the Planning Board determines are necessary to achieve the goals, protections and controls equivalent to those achieved by the guidelines contained in this Section 4900. The issuance of a Special Permit shall authorize the commencement of the construction and improvements described in such Special Permit, subject to the issuance of any required building permit.

4950. Permitted Uses.

The permitted uses are intended to be compatible with overall resort character and quality and the actual use mix may be proposed as a part of the overall final plan. Uses may include residential in single or multi-family configurations, in single or condominium ownership, hotels, restaurants, retail stores, commercial, recreation, agriculture, conservation and other activities compatible with a resort character.

Uses shall not include any noxious, offensive or unsightly uses including open storage, materials disposal or junkyards, earthen materials extraction or any general manufacturing or warehousing not directly associated with and clearly subservient to other resort uses.

4960. Criteria for Special Permit

In considering the issuance of a special permit the Planning Board shall consider the following general and specific criteria:

4961. General Criteria

1. The existing land form shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal and manmade features, such as stone walls, shall be maintained with minimal alteration or disruption.

2. The natural character and appearance of the Town shall be maintained or enhanced. Awareness of the existence of a development, particularly a higher density development, shall be minimized by screening views of the development from nearby streets, single family neighborhoods or Town property by the effective use of existing land forms, or alterations thereto, such as berms, and by existing vegetation or supplemental planting.

3. Open space shall be located and designed so as to -





ADAMS ZONING BY LAWS - SECTION 4962

increase the visual amenities of the neighborhood as well as for the occupants of the development.

4. Without specifying any particular architectural style, the scale, massing and detailing of buildings shall be compatible with those prevalent in the neighborhood. Where a multi-family development is located adjacent to a neighborhood of single family dwellings, the massing scheme and the selection of exterior materials for buildings shall be complementary to a single family neighborhood.

5. The removal or substantial alteration of buildings of historic or architectural significance, the new use of places of historical significance or the location of dwellings, or uses adjacent to, and incompatible with, buildings or places of historic or architectural significance shall be minimized.

6. Buildings shall be located:

1) harmoniously with the land form, vegetation and other natural features of the site,

2) effectively for solar and wind orientation for energy conservation, and

3) advantageously for views from the buildings while minimizing intrusion on views from other buildings.

7. Buildings, and the grounds adjoining them, shall permit easy access and operation by fire, police and other emergency personnel and equipment.

8. Where applicable, improved access to, or the development of additional links or connectors, shall be made to a Town system of public facilities and services such as conservation areas, recreation facilities, footpaths or bicycle paths, streets, transportation systems or utility systems.

9. A system of routes for pedestrians, including bicycles, with minimal conflicts with vehicles, shall be developed.

10. The number of access points to the Town's system of primary and secondary streets should be minimized and the location of intersections with primary and secondary streets shall be such as to minimize traffic congestion.

11. Electric, telephone, cable TV and other such lines and equipment shall be underground. Support facilities such as storage, refuse disposal, utility buildings and structures for recreational activities shall be located and screened to make them less visible.

4962. Specific Criteria

1. Total overnight accommodation capacity of all types, including condominium units, rental housing, inns and hotels, shall not exceed 2750 bedrooms.



ADAMS ZONING BY LAWS - SECTION 4962

2. The development plan (master plan) shall be based on specific development capabilities of the site itself in accordance with the following land use zones:

a) Environmental Protection Zone

(1) Streams, wetlands:

This zone includes all year-round streams, ponds, and vegetated wetlands on the site. Intermittent streams and seasonally wet areas have not been included.

Construction and/or other disturbance shall be consonant with an approved order of conditions by the Adams Conservation Commission and such order shall be incorporated as a condition of the special permit.

(2) Rare species, unique habitat:

This zone includes all areas on the site where rare species or unique plant or wildlife habitat has been identified.

No disturbance of any sort, including construction of structures, grading or intensive use will be permitted in areas of the site where rare species have been identified. In areas of unique habitat, no construction or use will be allowed that significantly modifies the habitat.

(3) Forest:

This zone includes large tracts of relatively undisturbed forest on the site. Stands of old-growth timber and forests on steep or highly erodable soils have been included in this zone.

No major construction of structures or site work that removes the tree canopy or significant numbers of trees will be permitted in this zone. Construction of cross-country ski trails or hiking trails will be allowed if carefully planned and designed to ensure that trail construction blends in with the contours and avoids the clearing of large portions of the forest.

Silvicultural management will be allowed under the guidance of an approved forestry plan except in areas of unique or old-growth timber.

Road construction will be allowed if carefully planned to minimize impacts on the forest.

b. Open Space Zone

(1) Scenic and Recreational Open Space

This zone includes old fields, meadows, clearings, and the former ski area on the site.

No structures, except small recreation-related buildings will be permitted in this zone. Site work for open space recreational development will be allowed as long as it blends





ADAMS ZONING BY LAWS - SECTIONS 4962

in with existing topography and vegetation. Existing meadows and open areas in this zone shall be kept open through annual mowing or prescribed burning. Extensive new plantings and planting of non-native vegetation shall not be allowed. Golf course plantings shall be kept to a minimum, consisting of native plant species, and blending in with the existing character of the site.

(2) Agricultural Land:

This zone includes active agriculture including dairy farming, field crops, and orchards on the site.

No new construction or development not related to agriculture will be allowed in this zone.

c. Development zone

(1) Residential Clusters;

This zone consists of generally wooded land and adjacent open space visually and physically suitable for the construction of residential clusters.

Development in this zone shall be limited to residential structures in clusters. Buildings shall be no higher than three stories and shall be set back a minimum of 50 feet. Clustering of structures shall be encouraged to preserve open space and minimize site development costs and operation expenses. Development of residential structures in this zone shall not exceed a gross density of 10 units per acre. Roadways shall not exceed 24' in width and shall be aligned to blend in with the existing topography. Maximum cluster size shall not exceed 32 units without open space, vegetative screening, topographical or other intervention. Multi-family or attached single family cluster shall not exceed six units per structure.

(3) Village:

This zone consists of a 25 acre area that has been disturbed by the prior construction activities. This location is suitable for higher density mixed-use development. Up to 500,000 square feet of structures may be located here. Buildings should not exceed 3 stories, except for focal structure located at the north end of the common, which may have a spire up to 60 feet tall, provided that it is compatible with the typical New England architectural forms.

Uses permitted in the village zone include single family residences, condominiums, rental leisure housing, recreation (golf clubhouse, cross-country ski center, downhill ski base lodge, beach area bathhouse) restaurants, small-scale retail and, if properly scaled and integrated with the village concept, hotel and conference facilities and thematic attractions. In order to promote a varied accessible and properly-scaled development, a tall, massive hotel or similar structure will not be allowed in this zone. Small to medium



ADAMS ZONING BY LAWS - SECTIONS 4962

sized inns, or a large hotel made up of aggregated small structures will be permitted. Retail uses should not exceed 25,000 square feet of sales area.

Vehicle access to the village can be allowed, but parking within the village shall be limited to avoid the intrusion of cars into what will be primarily a pedestrian environment. Streets should not be excessively wide, and streets and open spaces in the village should be designed primarily for pedestrians.

Adequate parking for proposed uses shall be provided in proximity to activity areas. Parking design shall incorporate drainage, snow storage, and plantings to provide visual screening and shade.

(3) Hotel/Conference Facilities:

An additional site of up to 60 acres may be set aside for an additional hotel/conference center of up to 300 rooms. Such a site shall not be located in one of the environmental protection zones nor adjacent to the village zone, but should be near the edge of the site, close to access.

A conference hall, parking, recreational facilities and other buildings may be located in this zone. Comprehensive design of buildings and open spaces is encouraged to ensure continuity and consistency of architecture and landscape.

(4) Leisure Rental Housing:

This zone consists of rugged forested land not designated by the master plan as being in any other zone that is unsuited for larger scale development. Moderately priced leisure rental units could be built and maintained in this zone. Gross density shall not exceed one unit per one half acre.

(5) Road Zone

Construction of new roads in certain areas is required to ensure proper access and to connect the various parts of the development with each other. An overriding priority in the layout and construction of these new roads will be to avoid negative ecological, visual, noise and traffic impacts on the development and surrounding communities. While maintaining adequate standards of safety and access, roadways shall be constructed as much as possible to emulate the qualities of scenic New England rural roads, closely following the existing topography and respecting existing vegetation and views, rather than emphasizing extensive cut and fill to achieve higher development standards.





## D. Chapter 676 of the Acts of 1985

### Chapter 676. AN ACT AUTHORIZING THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT TO ACQUIRE LAND AND DEVELOP A REGIONAL ECONOMIC AND RECREATIONAL FACILITY AREA IN BERKSHIRE COUNTY.

Whereas the deferred operation of this act would tend to defeat its purpose which is to create a regional economic facility area in the form of a joint public and private development of Greylock Glen, therefore it is hereby declared to be an emergency law, necessary for the immediate preservation of the public convenience. ..

Be it enacted as follows:

SECTION 1. Used in this act the following words shall, unless the context clearly otherwise requires, have the following meanings:

"Abutting reservation land", that area of land in Berkshire county shown on a plan of land on file at the department's office entitled "Land to be used In Connection with the Operation of the Greylock Glen Recreational Facilities", bounded and described as follows:

Beginning at a point marking the southwesterly corner of the herein described premises,

thence, running N 08° 30' 00" E a distance of 1028.28 feet to a point;

thence, running N 10° 12' 05" E a distance of 1547.01 feet to a point;

thence, running 5 84° 57' 07" E a distance of 150.17 feet to a granite bound;

thence, running 5 84° 57' 07" E a distance of 321.07' to a point;

thence, running 5 06° 13' 23" E a distance of 102.59 feet to a point;

thence, running N 83° 46' 38" E a distance of 655.38 feet to a point;

thence, running 5 04° 01' 38" W a distance of 609.18 feet to a point;

thence, running N 86° 31' 38" E a distance of 675.18 feet to a point;

thence, running 5 04° 56' 25" W a distance of 1124.40 feet to a point;

thence, running 5 05° 10' 14" W a distance of 682.36 feet to a point;

thence, running 5 82° 39' 42" W along a stone wall to a point;

thence, running 5 84° 32' 20" W a distance of 1444.49 feet to a point;

thence, running 5 86° 19' 45" W a distance of 468.79 feet to the point of beginning. Containing approximately ninety-nine acres of the Mount Greylock state reservation.

"Board" board of environmental management.

"Commissioner" the commissioner of environmental management.

"Department" the department of environmental management.

"Division" the division of capital planning and operations.

"Land", that area of land in Berkshire county known as Greylock



Glen as shown on a plan of land on file at the department's office entitled "Land to be Acquired in Connection with the Development of Greylock Glen"

FIRST PARCEL:

Beginning at a stone on the east line of land of the Commonwealth of Massachusetts, Mt. Greylock State Reservation, at the Northwest corner of land-of Adams Fire District as described by deed in Book 354, Page 49, Parcel 1;

Thence, running Northerly along said Commonwealth to the Southwest corner of land of Margery L. Gould;

Thence, running Easterly along said Gould to the Southeast corner of said Gould,

Thence, running Northerly along said Gould and crossing Gould Road 1836.8 feet, more or less, to the Southwest corner of land of Berkshire Electric Company;

Thence, running Easterly along Berkshire Electric Company 50 feet, more or less, to a point;

Thence, running Northerly along Berkshire Electric Company 75 feet, more or less, to a point;

Thence, running Westerly along Berkshire Electric Company 50 feet, more or less, to a point in the East line of land of said Margery L. Gould;

Thence, running Northerly along said Gould 925.4 feet, more or less, to the Northeast corner of said Gould;

Thence, running Westerly along said Gould 3495 feet, more or less, to the Northwest corner of said Gould, said point being on the East line of land of said Commonwealth;

Thence, running Northerly along said Commonwealth to a stone bound at the Southwest corner of other land of the Commonwealth of Massachusetts as described by deed in Book 239, Page 116, Parcel I;

Thence, running Easterly along said Commonwealth to a point in the centerline of a brook, said point being at the Northwest corner of other land of said Commonwealth as described by deed in Book 239, Page 116, Parcel III;

Thence, running Southeasterly and Easterly along the centerline of said brook and land of said Commonwealth to a point in the centerline of said brook at the Southeast corner of said Commonwealth as described in said Book 239, Page 116, Parcel II-I;

Thence, running Northerly along said Commonwealth to a point;

Thence, running Easterly along said Commonwealth to a stone bound at the Southeast corner of land as described in Book 239, Page 116, Parcel II;.

Thence, continuing Easterly along land of said Commonwealth as described in Book 414, Page 286 and 287, being the Fourth Parcel hereinafter described, to a point at Northwest corner of land of James E. Peterson;

Thence, running Southerly along said Peterson and along land of one Ruth Wiesner 3270.2 feet, more or less, to an iron pin at the Southwest corner of said Ruth Wiesner;

Thence, running Westerly along the North line of land of Edmond E. and Henry J. Jaeschke 520.1 feet, more or less to a point at the Northwest corner of said Jaeschke;

Thence, running Southerly along said Jaeschke 506 feet, more





or less, to a point;

Thence, running Southwesterly along said Jaeschke 311.8 feet, more or less, to a point;

Thence, running Southerly along said Jaeschke 803.2 feet, more or less, to a point at the Northeast corner of land of Peter Meltzer, Sr. and Albert Cavkchi;

Thence, running Westerly along said Meltzer and Cavkchi 210 feet, more or less, to a point;

Thence, running Southerly along said Meltzer and Cavkchi 210 feet, more or less, to a point;

Thence, running Easterly along said Meltzer and Cavkchi 210 feet, more or less to a stone bound in the west line of land of Mary L. Arnold;

Thence, running Southerly along land of said Mary L. Arnold 322.95 feet, more or less, to a point;

Thence, running Westerly along said Mary L. Arnold and along the North line of West Mountain Road to a point;

Thence, running Southerly and crossing said West Mountain Road to a point at the Northwest corner of one Wojieck;

Thence, running Southerly along said Wojieck, land of one Zipperling and land of one Meiklejohn 956.6 feet, more or less, to a point in the centerline of a brook at land of one Sturtevant;

Thence, running Southwesterly along the centerline of said brook and along and of said Sturtevant and land of one Kirutiak 2550 feet, more or less, to a point at the Northwest corner of said Kirutiak;

Thence, running Southerly to the Southwest corner of said Kirutiak;

Thence, running Easterly along said Kirutiak to a stone bound in the Southerly line of said Kirutiak;

Thence, running Easterly along said Kirutiak to a stone bound in the Southerly line of said Kirutiak;

Thence, running Southerly along land of Adams Fire District 1048.56 feet, more or less, to a stone bound;

Thence, running Westerly along said Adams Fire District 1267.52 feet, more or less, to a point;

Thence, running Southerly along said Adams Fire District 627.65 feet, more or less, to a stone bound;

Thence, running Westerly along said Adams Fire District and crossing West Mountain Road 2103.74 feet, more or less, to a stone bound;

Thence, running Southerly along said Adams Fire District 1096.56 feet, more or less, to a stone bound;

Thence, running Westerly along said Adams Fire District 298.41 feet, more or less, to the point and place of beginning.

The above described property is subject to the following easements, rights of way and public ways:

1. Public ways: West Mountain Road; Gould Road; Thiel Road; and any public ways as may exist and however they may be described and bounded.

2. Easements:

New England Power Company for electric transmission lines and appurtenances.

New England Telephone and Telegraph Company for communications



lines and appurtenances.

Northeastern Gas Transmission Company for gas pipelines and appurtenances.

Adams Gas Light Company, Commonwealth of Massachusetts, Margery L. Gould.

3. Various rights-of-way for crossing and recrossing the above described premises for access to adjoining lands;

For spring rights benefitting adjacent properties.

The above described property has the benefit of various rights-of-way for ingress and egress to the property over land of others.

The above described premises is subject to any other easements and rights-of-way as may exist. Meaning and intending to describe that land of Community Savings Bank as referred to by deeds in Book 697, Page 848, Book 697, Page 877, and Book 697, Page 908. Excepting that land referred to in Book 697, Page 848, Parcel 4, being the third parcel hereinafter described. Also excepted from the above described premises is that land of Thomas & Paulette Morin as referred to in Book 617, Page 142.

#### SECOND PARCEL:

Beginning at a point which marks the intersection of the Southerly sideline of Fisk Road, so called, and the easterly sideline of West Road, so called;

Thence, running Easterly along the Southerly sideline of Fisk Road, so called, to a point at the Northeasterly corner of the parcel herein described, the same being at the Northwesterly corner of Lot Number 2 as shown on a plan recorded in Plan Book 240B, Page 192 of the Northern Berkshire Registry of Deeds;

Thence, running Southerly along said Lot 2 and Lots 2A, 4 and 6, 348.26 feet, more or less, to a point located at the Southwesterly corner of Lot 6;

Thence, continuing in a Southerly direction along Lots 8 and 10 as shown on a plan recorded in Plan Book 240C, Page 187 of the Northern Berkshire Registry of Deeds, 150 feet, more or less, to a point at the Southwesterly corner of Lot 10;

Thence, running Easterly along the Southerly side of said Lot 10, 120 feet, more or less, to a point on the westerly sideline of Bieniek Avenue, so-called;

Thence, running Southerly along the Westerly sideline of Bieniek Avenue 75 feet, more or less, to a point;

Thence, running Westerly along Lot 14 as shown on a plan recorded in Plan Book 240D, Page 19 of the Northern Berkshire Registry of Deeds, 120 feet, more or less to a point;

Thence, running Southerly along Lots 14, 16 and 18, 240 feet, more or less, to a point;

Thence, running in a Southerly direction along Lots 20, 22 and 24 as shown on a plan, recorded in Plan Book 240G, Page 102 of the Northern Berkshire Registry of Deeds, 230 feet, more or less to a point at the Southwest corner of said Lot 24;

Thence, running in an Easterly direction along the Southerly side of said Lot 24 and along the Southerly terminus of Bienick Avenue, 170 feet, more or less, to a point;

Thence, running Northerly along the Easterly sideline of





Bieniek Avenue 17.88 feet, more or less to a point;

Thence, running Easterly along the Southerly side of Lot 23 as shown on a plan recorded in Plan Book 240G, Page 102 of the Northern Berkshire Registry of Deeds, 122.7S feet, more or less, to a point at land of Walter and Blanche Cunningham;

Thence, running Southerly along land of said Cunningham to a stonemonument at land of Richard S. McConnell;

Thence, running Westerly along said McConnell 719 feet, more or less, to a point;

Thence, running Southerly along said McConnell 142.6 feet, more or less, to a point at land of Charles J. Horn and others;

Thence, running Westerly along land of said Horn and others to the Easterly sideline of West Road, so called;

Thence, running Northerly along the Easterly sideline of West Road to a point and place of beginning. Excepting from the above described premises the following parcels recorded in the Northern Berkshire Registry of Deeds;

Book 465, Page 276

Book 479, Page 287

Book 604, Page 131

Book 628, Page 194

Plan Book 240D, Page 53

Subject to a right-of-way recorded in Book 604, Page 131 of the Northern Berkshire Registry of Deeds. Subject to water and spring rights as may exist.

The above described premises has a right-of-way over land now or formerly of one Sanderson as described in Book 604, Page 131 and shown on a plan recorded in Plan Book 240D, Page 53 of the Northern Berkshire Registry of Deeds.

Also see Book 697, Page 854 of the Northern Berkshire Registry of Deeds for further reference to exceptions and rights-of-way over the above described parcel.

The above described parcel is subject to any other easements and rights-of-way that may exist.

### THIRD PARCEL:

Beginning at a stone bound at the Southwest corner of the premises herein described, said stone bound being at the Southeast corner of land of the Commonwealth of Massachusetts as described by deed in Book 263, Page 291, known as the "Follett Lot";

Thence, running Northerly along said Commonwealth- "Follett Lot" to a point;

Thence, running Easterly along land of Arthur H. Thiel, as described by deed in Book 637, Page 3, Parcel 2, to a point;

Thence, running Southerly along said Thiel to a point in the North line of other land of said Thiel as described by deed in Book 637, Page 3, Parcel 1;

Thence, running Westerly along said Thiel and along land of the Commonwealth of Massachusetts to the point and place of beginning; Meaning and intending to describe that land of Community Savings Bank as referred to by deed in Book 697, Page 848, Parcel 4.

The above described premises is subject to easements and



rights-of-way as may exist.

FOURTH PARCEL:

Beginning at a stone bound at the Southwest corner of the premises herein described, said stone bound being at the Southeast corner of land of the Commonwealth of Massachusetts as described by deed in Book 239, Page 116, Parcel II;

Thence, running Northerly along said Commonwealth 2484.4 feet, more or less, to a stone bound on the South line of other land of said Commonwealth as described by deed in Book 263, Page 291 and known as the "Follett Lot";

Thence, running Easterly along said Commonwealth- "Follett Lot" 1424.1 feet, more or less, to a stone bound at the Southeast corner of said "Follett Lot";

Thence, continuing Easterly along land of Community Savings Bank as described in Book 697, Page 848, Parcel 4 to a point at the Northwest corner of land of Arthur H. Thiel, Jr. as described by deed in Book 637, Page 3, Parcel 1; -

Thence, running Southerly along said Thiel 99 feet, more or less, to an iron pin;

Thence, running Easterly along said Thiel 655.38 feet, more or less, to an iron pin;

Thence, running Southerly along said Thiel 609.18 feet, more or less, to a point;

Thence, running Easterly along said Thiel 675.18 feet, more or less, to a point at the Northwest corner of land of Doris I. Hathaway;

The above described premises are subject to easements and rights-of-way as may exist.

"Lands", the land and the abutting reservation land.

"Master Planner", the person selected by the department who shall formulate the plan.

"Permanently alienate" to sell the fee simple to lease for a term of more than ninety-nine years or otherwise to dispose of real estate without a reversionary right retained in the commonwealth.

"Plan", a master plan as defined in section thirty-nine A of chapter seven of the General Laws which plan shall outline the uses of the Land as well as the facilities and improvements thereon.

"Purposes", those general recreational purposes to be established pursuant to the plan as well as the residential and commercial use developed in connection therewith.

SECTION 2. The first sentence of the second paragraph of section one of chapter four hundred and forty-four of the acts of nineteen hundred and sixty six is hereby repealed.

SECTION 3. The Mount Greylock state reservation benefits the commonwealth with unique scenic, natural and historic qualities. Said reservation shall be managed so as to preserve and protect those qualities. In particular no downhill ski facilities including without limitation any aerial tramway ski lift or associated equipment shall be constructed within the Mount Greylock State reservation.





SECTION 3A. In addition to and not in derogation of the protection provided in sections three A and three B the unanimous consent of all members of the board shall be required for any of the following actions:

- (1) any new disposition of any interest in or any part of any interest in the Mount Greylock State Reservation but, not including renewals of extensions of existing leasehold interests;
- (2) the construction of an aerial tramway, chair lift or associated downhill ski facilities within the Mt. Greylock State Reservation;
- (3) major capital improvements within the Mt. Greylock State Reservation as defined in regulations to be promulgated by the board of environmental management;

Provided however that the foregoing provisions of clauses (1) and (3) shall not apply to the lands.

SECTION 4. Chapter 21 of the General Laws is hereby amended by striking out sections 2 and 2A, as appearing in the 1984 Official Edition and inserting in place thereof the following two sections:

Section 2. The department shall be under the control of a board, which board shall consist of seven members appointed by the governor for terms of seven years. Upon the expiration of the terms of the current members of the board, all additional appointments by the governor, except those made to fill a vacancy in an unexpired term, shall be for terms of seven years. The two new members of the board of environmental management provided for in this section shall be appointed to serve terms of six and seven years, respectively, but thereafter the appointments of the successors of such new members, except an appointment made to fill a vacancy in an unexpired term, shall be for seven years.

Section 2A. The members of the board of environmental management shall be selected with due regard to geographical distribution; provided, however, that except as hereinafter provided no more than one such member shall be appointed from the same county and one member of said board shall be a resident of Berkshire county.

The commissioner shall request each of the boards of trustees or directors of the Massachusetts Audubon Society, the Massachusetts Chapter of the Sierra Club, the Massachusetts Chapter of the Appalachian Mountain Club, and the Trustees of Reservations, to nominate three candidates for the seventh member of the board. From the nominations received from the several boards of such organizations, the commissioner shall select three candidates whom he shall recommend to the governor. The governor shall appoint the seventh member of the board from among the candidates recommended by the commissioner, which member shall be appointed without regard to the county membership restrictions outlined above.

SECTION 4A. Section 2B of said chapter 21, as amended by chapter 272 of the acts of 1985, is hereby further amended by adding the following two paragraphs:

Prior to such removal, however, the chairperson of the board of environmental management shall certify the unexcused absence of said board member from three consecutive meetings by filing a certificate to that effect with the commissioner of the department





of environmental management and the secretary of the commonwealth. Upon the filing of such certificates, such a member's position shall be deemed vacant and the governor shall appoint a successor thereto. In case of the resignation, removal or death of a board member, said member's successor shall be appointed to fill the remainder of the unexpired term subject to the same terms and conditions as said member, so-called. The provisions concerning the absence of a board member from three consecutive meetings shall not apply to the absence of any current board members from meetings prior to the passage of such provisions.

SECTION 4B. Said chapter 21 is hereby further amended by inserting after section 2E the following section:-

Section 2F. The commissioner shall submit management plans to the board for such board's adoption with respect to the Mount Greylock state reservation and all other state reservations, parks, and forests under the management of the department. The management plans shall include guidelines for the operation and land stewardship of the aforementioned state reservations, parks, and forests. Within thirty days of the adoption of such management plan or plans, as amended from time to time, the commissioner shall file a copy of such plan or plans as adopted by the board with the state secretary.

SECTION 5. Except as expressly specified in this act, the provisions of sections thirty-eight A one-half to forty M, inclusive, of chapter seven of the General Laws shall not apply to the acquisition, control and disposition of real property pursuant to this act, and any buildings, structures, facilities and improvements to be constructed or altered on the lands shall not be capital facility projects as defined by section thirty-nine A of said chapter seven.

The commonwealth, through the division and in consultation with the commissioner, is hereby authorized to acquire the Land located in the town of Adams by purchase, eminent domain, pursuant to chapter seventy-nine of the General Laws, or otherwise, for general recreational purposes and for the development of those residential and commercial facilities and improvements thereon which the commissioner deems appropriate for the successful realization of said recreational purposes; provided, however, that, in exercising its authority to acquire the land hereunder, the division shall comply with the provisions of sections forty H and forty I of said chapter seven, and, provided, further, that the land shall be considered to possess unique qualities for purposes of section forty H of said chapter seven. Prior to acquiring the land, the commissioner shall obtain two appraisals of the land in accordance with section twelve of said chapter seventy-nine and shall file such appraisals with the department before acquiring the land.

In connection with the development, operation and implementation of the plan, there is hereby authorized a change in the use of the abutting reservation land from its-current use as conservation and recreation land to those recreational, residential and commercial uses necessary or appropriate to implement the plan and the purposes of this act; provided, however, that the Mount Greylock





state reservation shall remain open to the public and no user fee shall be paid to any private parts involved in the operations of the land for the use of the Mount Greylock state reservation, except for the use of said abutting reservation land and-for certain ski-touring trails to be operated on the Mount Greylock state reservation. In no event may the division permanently alienate the abutting reservation land. The division, in consultation with the department, is further authorized to dispose of the lands, in whole or in part, pursuant to a sale or sales, long term lease or leases or otherwise, to one or more individuals, partnerships, corporations or joint ventures, as the department shall deem appropriate upon a finding by the commissioner that (a) the disposition will promote the realization of the purposes of this act; (b) the disposition implements the plan; (c) under the disposition documents, and as more fully set forth below, the department of the division will retain sufficient design review approval and such other means of design and use control authorized hereunder as will protect the unique scenic natural and historic qualities of the adjacent Mount Greylock state reservation; provided however that the abutting reservation land may not be permanently alienated and any disposition of the lands shall be on such terms and conditions determined by the commissioner to be in the best interests of the commonwealth; and provided further that any such disposition shall comply with the terms of section eight. The execution of a quitclaim deed lease memorandum of lease or other instrument on behalf of the commonwealth by the division conveying an interest in the lands or any part of any interest therein shall be conclusive for all third parties and grantees of any such interests relying thereon in good faith as to the power and authority of the division to execute such instruments except as to any instrument purporting to permanently alienate the abutting reservation land.

SECTION 6. The department shall produce a report on the proposed development of the lands and shall file such report with the clerk of each branch of the General Court at least thirty days prior to the acquisition of any of the land. Such report shall contain a finding by the commissioner which may be based upon reports from consultants or expressions of interest from prospective developers with appropriate financial resources, that the facilities and improvements anticipated to be financed by private investment may be reasonably expected to attract such investment. The said report on the proposed development of the lands shall include a master plan and information concerning (1) anticipated publicly paid capital and operating costs over the first five years of operation; (2) sources and application of revenues; (3) market study results indicating the probability of success of the project (4) minimum private investment needed for success; (5) feasibility of obtaining the minimum required private investment; (6) public benefits to be realized from development of the project; (7) a copy of the plan of the abutting reservation land as defined in section two; and (8) a copy of the plan of the land as defined in section two. The master planner shall formulate and the commissioner shall



approve a plan for the development of the lands which plan shall implement the purposes by outlining the proposed uses of the lands as well as the facilities and improvements thereon with sufficient specificity so as to serve as a basis for the solicitation of proposals by private parties for the development of the lands. The master planner may request the assistance of the director of programming under section forty-one B of chapter seven of the General Laws in the development of the plan and its constituent facilities and improvements.

The commissioner shall provide at least thirty days' notice of a hearing on reuse restrictions with respect to the lands said hearing to be conducted pursuant to paragraphs six and seven of section forty F one-half of said chapter seven; provided however that there need be only one such hearing on reuse restrictions after the adoption of the plan.

The plan shall not permit any ski-lift equipment including without limitation chair lifts and aerial tramways to extend into the Mount Greylock State Reservation.

SECTION 7. The department shall select a master planner for the project pursuant to the procedures outlined in sections thirty-eight A one-half to thirty-eight O, inclusive, of chapter seven of the General Laws which master planner shall formulate the plan described in section six. The department shall control and supervise all aspects of the project which are not building projects as defined in section thirty-nine A of said chapter seven. Any public building projects on the lands shall be subject to section thirty-eight A one-half to thirty-eight O inclusive of said chapter seven.

SECTION 8. The division, in consultation with the commissioner, shall dispose of such portion or portions of the lands as he deems necessary or appropriate to implement the plan and the purposes hereof in accordance with the provisions of sections forty H forty J and forty K of chapter seven of the General Laws. The division in consultation with the commissioner shall select such means of disposition by sale lease or otherwise as he deems appropriate to implement the plan. The commissioner may negotiate with and select from among those persons submitting proposals so as to best implement the plan and the purposes of this act. No less than two weeks before first publishing notice under section forty H of said chapter seven of a request for proposals or bids for any disposition of the lands and any improvements thereon the commissioner shall provide a draft of the request for proposals or bids to the deputy commissioner of capital planning and operations for his comments and recommendations.

All instruments of acquisition and disposition shall be transmitted to the division of capital planning and operations pursuant to section forty K of said chapter seven.

Compliance with section forty-nine A of chapter sixty-two C of the General Laws shall be required of all persons and entitles acquiring any interest in the lands.

The design and construction of any public building project shall be subject to the control and supervision of the division; but the





use, maintenance or alteration of the lands or any facility structure or improvement on the lands by developers lessees or other transferees shall be subject to the supervision and design review approval of the commissioner and the commissioner is hereby authorized to enter into contracts for the use maintenance and alteration of the lands or any facilities improvements thereon. Any development or construction contract and all leases sales or other disposition documents executed in connection with the implementation of the plan shall comply with the provisions hereof and without limiting the generality of the foregoing the division and the commissioner are hereby authorized to place restrictive covenants in instruments disposing of the lands or providing for the use maintenance or alteration of the lands or any facilities or improvements thereon to ensure compliance with the plan and the terms of this act and the division may retain such rights of reversion as it deems advisable in such instruments to protect against uses and structures in violation of the plan and the terms of this act; provided however that the department shall require a reasonable return from the developer or developers and provided further that the department shall deposit all revenues collected pursuant to the provisions of this section in the state recreation areas fund.

SECTION 9. To satisfy the expenditures necessary to carry forward the provisions of this act the state treasurer shall the request of the governor issue and sell bonds of the commonwealth in an amount to be specified by the governor from time to time but not exceeding in the aggregate the sum of eight million five hundred thousand dollars. All bonds issued by the commonwealth as aforesaid shall be designed on their face Greylock Glen Development Loan Act of 1985 and shall be issued for such maximum term of years not exceeding twenty years as, the governor may recommend to the General Court pursuant to section three of Article LXII of the Amendments to the Constitution of the Commonwealth; provided however that all such bonds shall be pay payable not later than June thirtieth two thousand and ten. Bonds and the interest thereon issued under authority of this section notwithstanding any other provision of this act, shall be general obligations of the commonwealth.

The state treasurer may borrow from time to time on the credit of the commonwealth such sums of money as may be necessary for the purposes of meeting payments authorized by this act and may issue and renew from time to time notes of the commonwealth therefor bearing interest payable at such time and at such rate as shall be fixed by the state treasurer. Such note shall be issued and may be renewed one or more times for such term not exceeding one year as the governor may recommend to the General Court In accordance with section three of Article LXII of the Amendments to the Constitution of the Commonwealth but the final maturities of such notes whether original or renewal shall not be later than June thirteenth nineteen hundred and ninety-six. Notes and the Interest thereon issued under the authority of this act notwithstanding any other provisions of this act shall be general obligations of the commonwealth.



The department is authorized to use the proceeds of the bonds and notes to be issued pursuant to this act and those funds previously appropriated to it for its general purposes for the acquisition and development of the lands and for associated costs including, without limitation pilot operations programs, general planning, furnishings equipment and grants to the town of Adams, which grants shall not exceed forty-five thousand dollars for land use planning studies in connection with the proposed development.

The department is further authorized to receive and accept any federal aid grants or private gifts or bequests to aid it in the development of the project.

Proceeds of the bonds and notes issued under the authority of this act and amounts appropriated to the use of the department may also be used for the acquisition, by purchase, eminent domain pursuant to chapter seventy-nine of the General Laws, or otherwise, of the development rights in (a) Gould Farm and (b) the Jaeschke Apple Orchard.

SECTION 10. Prior to the implementation of the plan and prior to the commencement of any construction or the execution of any disposition agreement conveying any of the department's interests in the lands to third parties, the department shall prepare an environmental impact report subject to the approval of the secretary of environmental affairs, and the implementation of the plan shall comply with the terms and conditions of sections sixty-one to sixty-two H, inclusive, of chapter thirty of the General Laws and the regulations promulgated thereunder.

Approved December 27, 1985







